

**MINUTES
CITY OF LAKEWOOD
BOARD OF BUILDING STANDARDS/
ARCHITECTURAL BOARD OF REVIEW/SIGN REVIEW
NOVEMBER 8, 2018 at 5:30 P.M.
AUDITORIUM**

1. Roll Call

Board Members

Robert Donaldson
Amy Haney, Vice Chairman
David Maniet
David Robar, Chairman
John Waddell

Others

Alex Harnocz, Planner, Board Secretary
Michael Molinski, City Architect

2. Approve the minutes of the October 11, 2018 Meeting

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the minutes of the October 11, 2018 Meeting. All of the members voting yea, the motion passed.

3. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

SUMMARY APPROVED

SIGN REVIEW

16. **Docket No. 11-128-18**

**2007 Carabel Avenue
The Lash and Beauty Boutique**

- () Approve
- () Deny
- () Defer

Lacey McLear
The Lash and Beauty Boutique
25601 Drakefield Avenue
Euclid, Ohio 44132

Applicant proposes vinyl signage on storefront window. (Page 74)

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request. All of the members voting yea, the motion passed.

18. **Docket No. 11-130-18**

**15322 Detroit Avenue
Verizon**

- () Approve
- () Deny
- () Defer

Tony Bowden
LAAD Sign and Lighting
830 Moe Drive, Suite B
Akron, Ohio 44310

Applicant proposes the installation of exterior signage on the north and south elevations. (Page 96)

A motion was made by Mr. Robar, seconded by Mr. Maniet to **APPROVE** the request. All of the members voting yea, the motion passed.

19. **Docket No. 11-131-18**

**18119 Detroit Avenue
LeSalsa**

- () Approve
- () Deny
- () Defer

Ruben Lopez
LeSalsa
1352 Kenilworth Avenue
Lakewood, Ohio 44107

Applicant proposes vinyl cut window signage for a new business. (Page 112)

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request. All of the members voting yea, the motion passed.

OLD BUSINESS
SIGN REVIEW

4. **Docket No. 07-87-18**

15700 Detroit Avenue
Lakewood United Methodist Church

- () Approve
- () Deny
- () Defer

Dan Beeman
Wagner Electric Sign Co.
7135 W. Ridge Road
Lakewood, Ohio 44107

Applicant proposes a new digital ground sign. This item was deferred from the July, August, September and October meetings. (Page 5)

Mr. Harnocz said that the proposal was still being evaluated, and the request was **withdrawn administratively**. The item may be reopened in the next few months. No further action was required by the members.

ARCHITECTURAL BOARD OF REVIEW

5. **Docket No. 09-95-18**

C 14519 Detroit Avenue
One Lakewood Place

- () Approve
- () Deny
- () Defer

George Papandreas, Exec. V. P.
Carnegie Management and Development Corp.
27500 Detroit Road, Suite 300
Westlake, Ohio 44145

Applicant proposes a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces. This item was deferred from the September and October meetings and will be deferred at the November meeting. We expect that this project will present at the December 13th Architectural Board of Review meeting. (Page 8)

Mr. Harnocz stated the applicant requested a deferral until the December meeting.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the request until the December 13, 2018 meeting. All of the members voting yea, the motion passed.

Items 6, 7, and 8 are called together – same project

OLD BUSINESS

BOARD OF BUILDING STANDARDS

6. **Docket No. 09-107-18-B**

C 14115 Detroit Avenue
Raising Cane's Chicken Fingers

- () Approve
- () Deny
- () Defer

Drew Gatliff, RCO Limited
RCO Limited
1062 Ridge Street

Applicant proposes signage that exceeds the maximum permitted square footage, pursuant to section 1329.09(c)(1) - maximum area and number permitted. This item was deferred from the September and October meetings. (Page 11)

ARCHITECTURAL BOARD OF REVIEW

7. **Docket No. 09-107-18-A** **C** **14115 Detroit Avenue**
Raising Cane's Chicken Fingers

- Approve
 - Deny
 - Defer
- Drew Gatliff
RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

Applicant proposes the construction of a new restaurant with drive-through window, outdoor dining and parking plan. This item was deferred from the September and October meetings. (Page 11)

SIGN REVIEW

8. **Docket No. 09-107-18-S** **14115 Detroit Avenue**
Raising Cane's Chicken Fingers

- Approve
 - Deny
 - Defer
- Drew Gatliff
RCO Limited
1062 Ridge Street
Columbus, Ohio 43215

Applicant proposes signage for a new restaurant. This item was deferred from the September and October meetings. (Page 11)

Drew Gatliff, RCO Limited was present to explain the request.

Mr. Harnocz said the evening's focus would be on the building aspects since the Planning Commission deferred the site plan at its November 1st meeting.

Discussion among the members, applicant and administrative staff included the patio railing, signage above the awning, light on the patio awning, and lighting. Mr. Gatliff said that Corporate was in the process of redesigning things and would provide cut sheets. Discussion continued about the mural framing, color of the scuppers/downspouts, different brick types and colors, the recessed area into the front tower, the window/tower/entrance signage. They talked about on-site and street parking spaces, the proposed site plan and landscaping.

Public comment was closed. Administrative staff had no further questions.

A motion was made by Mr. Robar, seconded by Mr. Maniet to **DEFER** Docket No. 09-107-18 B, Docket No. 09-107-18 A, and Docket No. 09-107-18 S until the December 13, 2018 meeting. All of the members voting yea, the motion passed.

ARCHITECTURAL BOARD OF REVIEW

9. **Docket No. 10-112-18** **R** **1503 Mars Avenue**

- Approve
 - Deny
 - Defer
- Mike Majeski
1482 West 116th Street
Cleveland, Ohio 44102

Applicant proposes to change porch railing from spindles to solid cedar shake wall of same height. This item was deferred from the October meeting. (Page 16)

Mr. Harnocz stated the applicant requested a deferral until the December meeting.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the request until the December 13, 2018 meeting. All of the members voting yea, the motion passed.

NEW BUSINESS

ARCHITECTURAL BOARD OF REVIEW

10. **Docket No. 11-122-18** **R** **1280 Bunts Road**

 () Approve Yim Wah Kwok
 () Deny 1280 Bunts Road
 () Defer Lakewood, Ohio 44107

Applicant proposes approval for the infill of front arch with brick and lattice. (Page 18)

Yim Wah Kwok, applicant was present to explain the request.

The members like the modifications. Public comment was closed. Administrative staff stated that building permit was required.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

11. **Docket No. 11-123-18** **R** **1115 Forest Road**

 () Approve Brian W. Keske
 () Deny BWK Design
 () Defer 2200 Glenbury Avenue
 Lakewood, Ohio 44107

Applicant proposes a one story addition to the northeast corner of the existing home. (Page 21)

Brian W. Keske, BWK Design, applicant was present to explain the request.

The members liked the proposal and asked for details about the various roof heights. Public comment was closed. Administrative staff had no concerns or questions.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **APPROVE** the request as presented. All of the members voting yea, the motion passed.

12. **Docket No. 11-124-18** **R** **13919 Lake Avenue**

 () Approve Amer Abuaun
 () Deny 2029 Belle Avneue
 () Defer Lakewood, Ohio 44107

Applicant proposes to install a partial driveway and turn-around to create a circular driveway. (Page 27)

Amer Abuaun, applicant was present to explain the request.

The members had concerns about the driveway dimensions and close proximity to the street/sidewalk, there would be a substantial lawn loss, there was concern about the light pole and large tree to the west. The members wanted site drawings with dimensions, and the walkway should be shortened.

Public comment was closed. Administrative staff received a letter from a neighbor who expressed concerns about the project (made part of record).

A motion was made by Mr. Robar, seconded by Mr. Maniet to **DEFER** the request until the December 13, 2018 meeting. All of the members voting yea, the motion passed.

13. **Docket No. 11-125-18** **R** **1603 Orchard Grove Avenue**

<input type="checkbox"/> Approve	Ray Gunter
<input type="checkbox"/> Deny	Smooth Transformation
<input type="checkbox"/> Defer	812 Marion Street
	Sheffield Lake, Ohio 44054

Applicant proposes the installation of new windows and siding on porch, stone veneer on bottom of porch and around doorway, rebuild front steps, and new railing. (Page 32)

Charles Conrad, property owner was present to explain the request, along with Ray Gunter, Smooth Transformation, applicant.

The members stated they did not approve the use of stone in lieu of lattice and wanted to see renderings and materials. Discussed continued among the members, applicant and property owner and administrative about the columns, panels under the windows, returns, the scale and stack of the stone facing, sidelights, etc.

Public comment was closed. Administrative staff said some level of detail should be retained on the porch.

A motion was made by Mr. Robar, seconded by Ms. Haney to **DEFER** the request until the December 13, 2018 meeting. All of the members voting yea, the motion passed.

14. **Docket No. 11-126-18** **C** **13500 Detroit Avenue**
St. Edward High School

<input type="checkbox"/> Approve	Mykie Hrusovski, AIA
<input type="checkbox"/> Deny	DLR Group
<input type="checkbox"/> Defer	1422 Euclid Avenue, Suite 300
	Cleveland, Ohio 44115

Applicant proposes an 11,900 square foot addition on south side of existing building. (Page 44)

Mykie Hrusovski, AIA, DLR Group, applicant was present to explain the request along with Nick Gonnella, Board of Trustees.

The members liked the modifications made to the proposal since the pre-review meeting. Discussion was about the mature trees, sidewalks, parking drop-off area, façade, plazas, landscaping, and the colonnade.

Public comment was closed. Administrative staff asked for specifics of the colonnade columns, the sidewalk leading to the colonnade. The members asked about the color of the brick bands and exterior lighting, the south end of the colonnade.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** the building design with the following conditions:

- Half column enlargement at the southeast corner.
- Horizontal bands are the same color as the body of the building.
- Lighting will be approved administratively.
- Landscape and hardscape will be presented in the future for the Board's consideration.

All of the members voting yea, the motion passed.

15. **Docket No. 11-127-18** **C** **15625 Detroit Avenue**
NCR Ventures (Next Cool Restaurant)

- Approve
- Deny
- Defer

Richard E. Siegfried, AIA, NCARB
RSA Architects LLC
10 N. Main Street
Chagrin Falls, Ohio 44022

Applicant proposes renovation of two tenant spaces into a new restaurant. Scope of work includes painting the brick facade, adding a new storefront with overhead garage doors and awnings. (Page 61)

Richard E. Siegfried, AIA, NCARB, applicant was present to explain the request, along with Rick Doody, NCR Ventures and owner of the restaurant.

Discussion commenced about removal of the front awnings, nanawall windows vs garage door windows, the length of the west facing awning, the proposed painting of the knee wall and brick walls.

Public comment was taken. Administrative staff said that if there was a request for valet parking, it had to be presented to the Police Department and Planning Department for review. The staff cautioned against painting the brick. There was much discussion as to allow the painting of the brick. The members wanted to see material and color samples, cut sheets, and garage doors.

A motion was made by Mr. Robar, seconded by Mr. Waddell to **DEFER** the request until the December 13, 2018 meeting. All of the members voting yea, the motion passed.

SIGN REVIEW

17. **Docket No. 11-129-18**

**14212 Detroit Avenue
Orange Theory**

- Approve
- Deny
- Defer

Jessica Ruff
Ruff Neon Signs
295 W. Prospect Street
Painesville, Ohio 44077

Applicant proposes a wall sign and blade sign for a new business. (Page 83)

Jessica Ruff, Ruff Neon Signs, applicant was present to explain the request.

The members said the blade sign brackets should be as small as possible and painted black.

Public comment was closed. Administrative staff had no comments.

A motion was made by Mr. Robar, seconded by Ms. Haney to **APPROVE** the request with the conditions:

- The brackets are as narrowed as much as possible.
- The blade sign is mounted ninety degrees to Detroit Avenue.
- The brackets are black.

All of the members voting yea, the motion passed.

20. **Docket No. 11-132-18**

**11906 Madison Avenue
Lakewood Medical Clinic**

- Approve
- Deny
- Defer

Paul Lange
Signarama North Olmsted
26747 Brookpark Rd. Ext.
North Olmsted, Ohio 44070

Applicant proposes reverse channel letters and front lit logo capsule mounted directly to front of building. (Page 115)

Paul Lange, Signarama North Olmsted, applicant was present to explain the request.

The members stated that, with the modifications, the signage could be raised higher and to the left.

Public comment was closed. Administrative staff liked the proposal.

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **APPROVE** the request.

ADJOURN

A motion was made by Mr. Robar, seconded by Mr. Donaldson to **ADJOURN** at 8:32 p.m. All of the members voting yea, the motion passed.

David Robar
Signature

12.15.18
Date



[Handwritten signature]

Oath

(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

- 1. Gonnie Bielawski
- 2. Kathy George
- 3. John Grazier
- 4. Paul Langel
- 5. Dona Nelson
- 6. _____
- 7. _____
- 8. _____
- 9. _____
- 10. _____
- 11. _____

- Gonnie Bielawski
- Kathy
- [Signature]
- Paul Langel
- [Signature]
- _____
- _____
- _____
- _____
- _____
- _____

Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ABR/BBS Citizens Advisory Civil Svc. Dangerous Dog Income Tax Appeals Loan Approval Nuisance Abatement Appeals Parking Planning Zoning Appeals Other:

Date of Proceeding: Thursday, November 8, 2018

Schwarz, Johanna

From: DG M <dgmeeker01@gmail.com>
Sent: Sunday, November 4, 2018 2:00 PM
To: Planning Dept
Cc: Harnocz, Alex; Meeker David; Tuhacek Bob
Subject: Comments and requests per Docket No. 11-124-18 for Nov. 8 hearing -
Attachments: 13929_Driveway_Site_Adjustment_A.pdf; ATT00001.htm; 13929_Driveway_Site_Adjustment_B.pdf; ATT00002.htm; 13916_AerialView.png; ATT00003.htm

Nov. 4, 2018

Re: Docket No. 11-124-18
13919 Lake Ave.

Board of Building Standards and Architectural Board of Review:

We are property owners and residents living at 13925 Lake Avenue, the next contiguous property west of 13919 Lake Avenue. We acknowledge the Public Notice of Mr. Abuaun's application and proposal to install a new semi-circular driveway at the front of his property.

Even though we don't care for the idea of cars parking in front and detracting from the overall visual beauty of a broad, continuous band of lawns and landscaping that ties our neighborhood together, we must accept the City's ordinance that declares "driveways, circular driveways and turnarounds [as] permissible structures that create access for vehicular traffic to pass through."

We do not appreciate or understand why the addition of a front semi-circular driveway is needed. At the rear of 13919 Lake Avenue, the existing garage has 3 bays for securely parking 3 cars indoors, and the existing rear driveway parking pad contains commodious outdoor parking/turnaround space for 3 to 4 additional vehicles. Together, that amounts to existing parking for 6 to 7 vehicles.

But, if the Board deems the addition of the proposed semi-circular driveway acceptable and necessary, we request and propose two modification to Mr. Abuaun's plans.

(Please refer to the attached drawings A & B which illustrate the proposals we are submitting; based upon Mr. Abuaun's drawing which was submitted to your board as part of his application for the City to grant permission to carry out the project. In addition, please find an aerial view that illustrates the existing driveway, rear/garage parking, and oddly angled driveway apron.)

Historically, the parcel upon which our house (13925 Lake) is sited was originally the large sideyard of the west side of Mr. Abuaun's house and yard. This can be evidenced by the brick and stone property pylon that matches his 1910 Tudor and now stands at the western edge of our property where our driveway crosses the sidewalk. Our property was portioned off and a house built upon it in 1952. This also explains why, today, Mr. Abuaun's current existing wide driveway apron angles noticeably west across the public tree lawn and cuts in front of our property from the sidewalk to the street.

At times in the past, this oddly situated anomaly from the past has been the cause for some confusion and disagreement between us and the former occupant/owners of 13919 Lake. To alleviate those matters, and also to

bring the placement of the new proposed driveway up to a logical position as far as property and sight lines go, we propose a modification to a small portion of the new driveway and its apron to the street at the western portion of Mr. Abuaun's property and the public tree lawn directly in front of his yard and house.

We strongly request and propose that the new driveway apron between the street and sidewalk be slightly repositioned to the east. (see attached drawing A).

- 1) The requested modification should not entail any major additional cost since the project as a whole already will entail an appreciable amount of demolition, excavation, installation and materials for a significantly sized driveway. The main point of requested change is at the curb and on the treelawn where the new driveway's western apron will meet the street.
- 2) The requested modification will assure that both the east and west aprons and points of egress will match and be symmetrically situated in reference to the center/main front entry of the house.
- 3) The requested modification will alleviate the 'zone of confusion and disagreement' referred to above and place both new driveway aprons squarely on the public tree lawn in front of Mr. Abuaun's property and house. 13925 Lake's treelawn will match the property's east and west property lines and be relieved of any present paving obstructions running across its eastern edge.
- 4) The requested modification will also benefit the residents across the street at 13926 Lake Avenue. Currently, because of the present position of Mr. Abuaun's driveway/apron, all cars exiting at night shine their headlights directly across the street and into the living room windows of 13926 Lake. The requested modification will position Mr. Abuan's driveway and western apron so that all exiting cars now direct their headlights onto 13926's driveway instead of their living room windows.

The second request for modification is the amount of setback between the sidewalk and the apogee of the semi-circle. We request that the arc of the driveway have an overall deeper setback from the sidewalk and be positioned closer to the center front entry porch (see attached drawing B).

- 1) The requested modification will better help preserve the otherall visual aesthetics of the neighborhood's composite streetscape – pushing the visual 'clutter' of cars parked on the semi-circular driveway farther back from the street/sidewalk and closer to the house – maintaining as much as possible of the 'greenway' formed by neighbors' front lawns and landscaping.

We close by asking that both of these proposals for modification to Mr. Abuaun's addition of a semi-circular driveway be seriously considered, discussed, and be made part of the final approval process.

Respectfully,
David Meeker
Robert Tuhacek
(Co-owners/residents of 13925 Lake Ave.)
216 521-4630

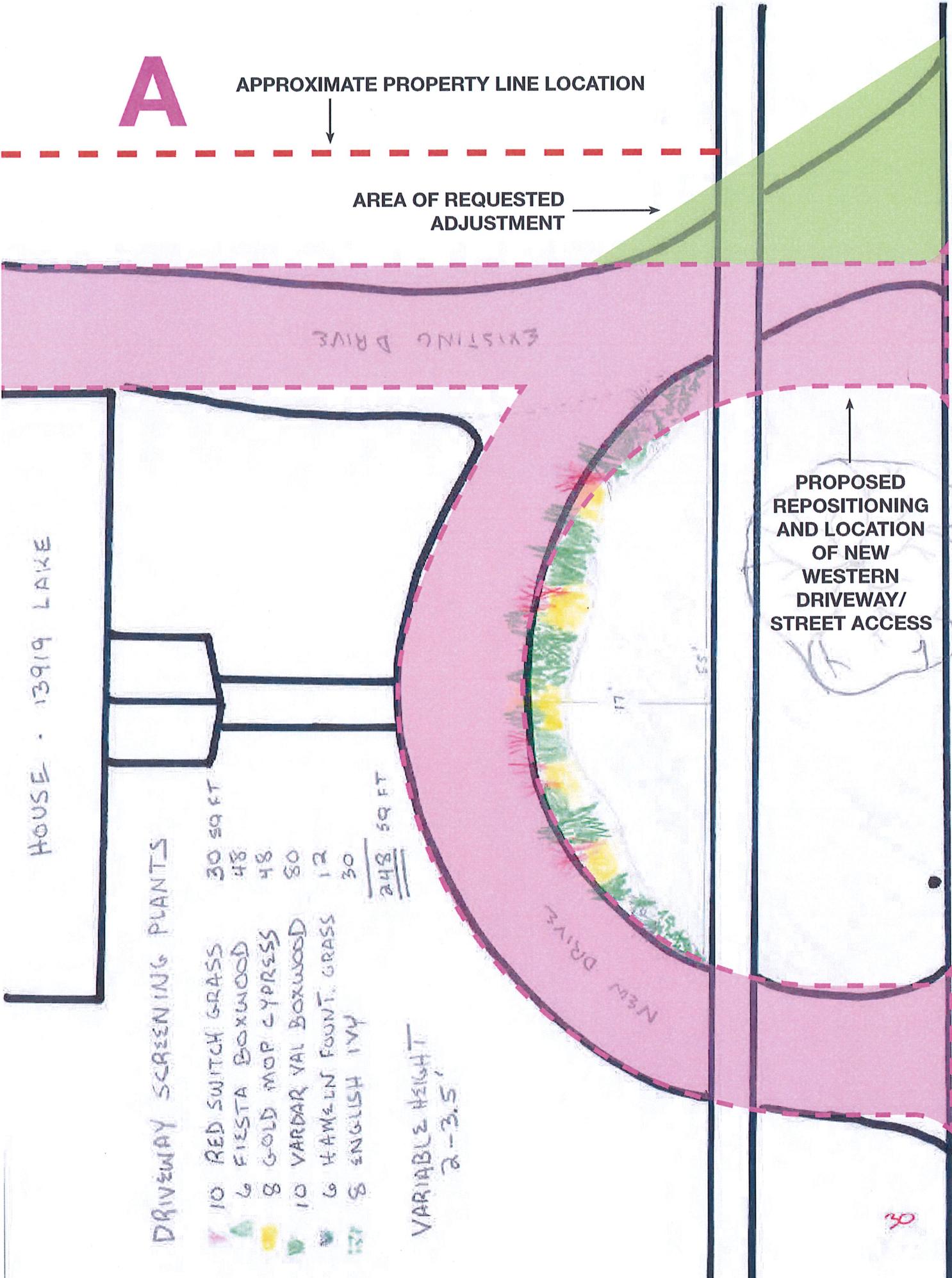
A

APPROXIMATE PROPERTY LINE LOCATION

AREA OF REQUESTED ADJUSTMENT

PROPOSED REPOSITIONING AND LOCATION OF NEW WESTERN DRIVEWAY/ STREET ACCESS

HOUSE - 13919 LAKE



DRIVEWAY SCREENING PLANTS

10	RED SWITCH GRASS	30	59 FT
6	FIESTA BOXWOOD	48	
8	GOLD MOP CYPRESS	48	
10	VARDAR VAL BOXWOOD	80	
6	HAMELEN FOUNT. GRASS	12	
8	ENGLISH IVY	30	
		<u>248</u>	<u>59 FT</u>

VARIABLE HEIGHT
2-3.5'

LAKE AVENUE

30

B

APPROXIMATE PROPERTY LINE LOCATION

AREA OF REQUESTED ADJUSTMENT

EXISTING DRIVE

HOUSE - 13919 LAKE

LAKE AVENUE

PROPOSED REPOSITIONING AND LOCATION OF NEW WESTERN DRIVEWAY/ STREET ACCESS

MOVE ENTIRE ARC OF SEMI-CIRCLE BACK; CLOSER TO HOUSE FRONT ENTRY PORCH; DEEPER SETBACK FROM SIDEWALK

DRIVEWAY SCREENING PLANTS

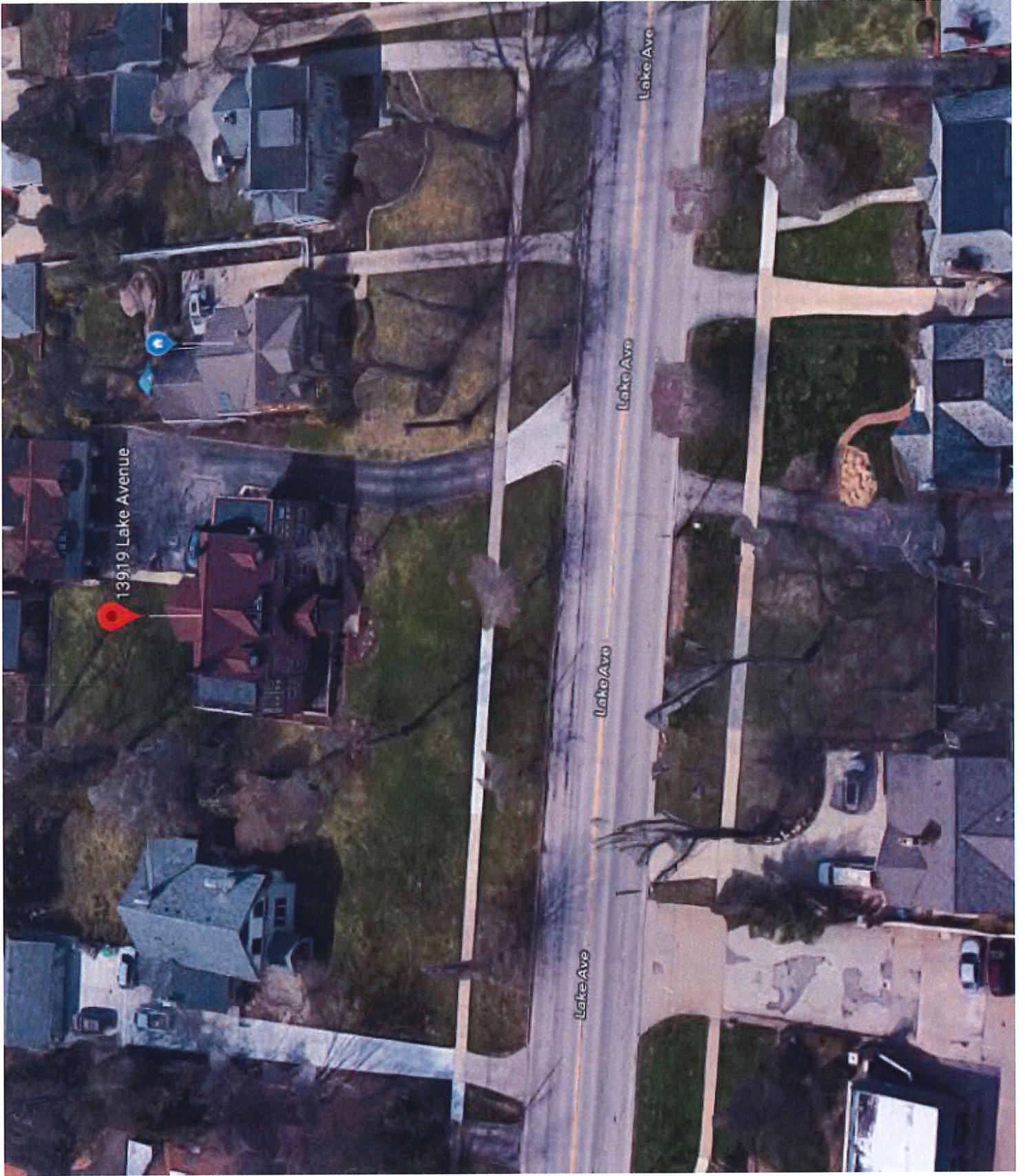
- 10 RED SWITCH GRASS 30 SQ FT
- 6 FIESTA BOXWOOD 48
- 8 GOLD MOP CYPRESS 48
- 10 VARDAR VAL BOXWOOD 80
- 6 HAWKLN FOUNT. GRASS 12
- 8 ENGLISH IVY 30

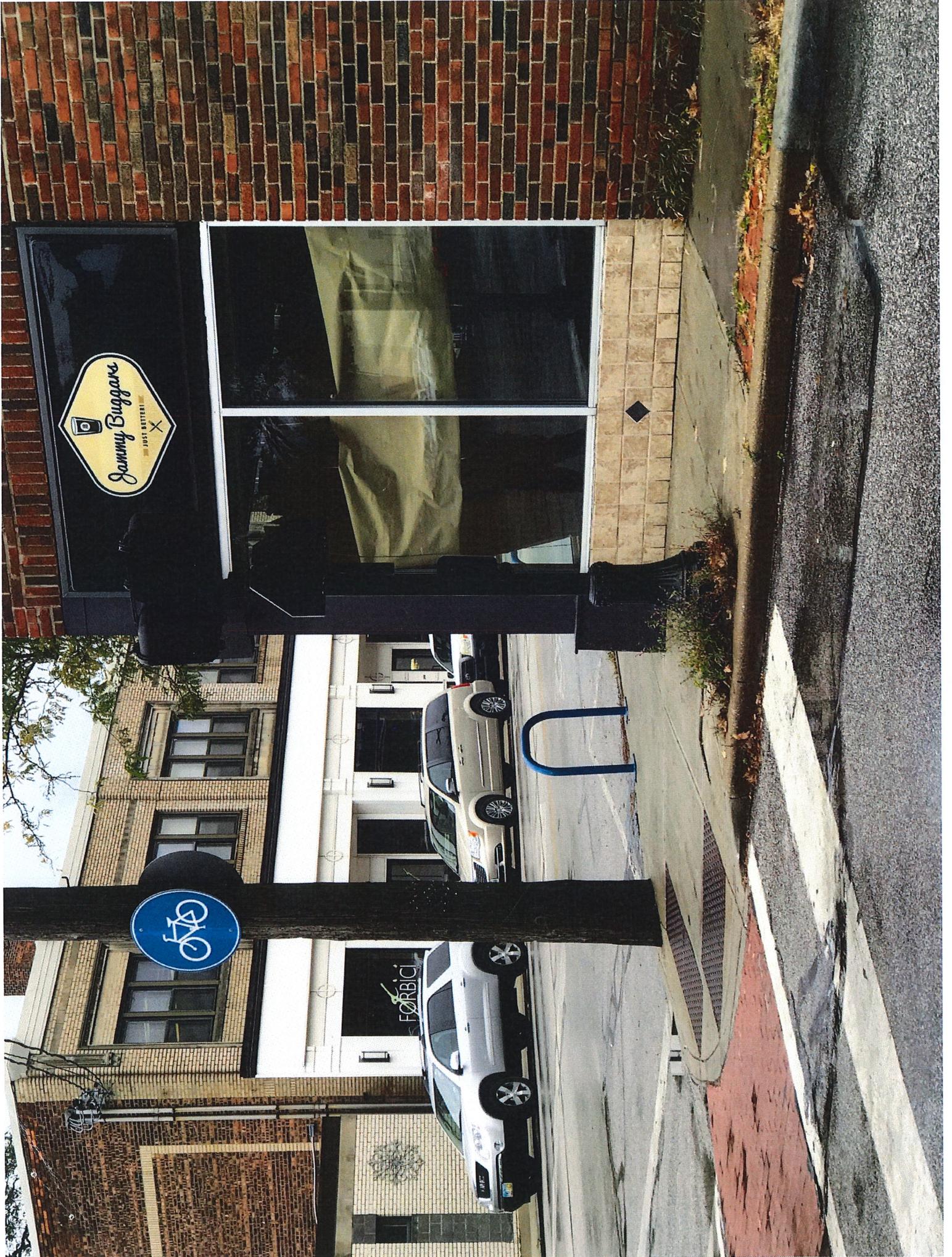
248 SQ FT

VARIABLE HEIGHT 2-3.5'

NEW DRIVE

2

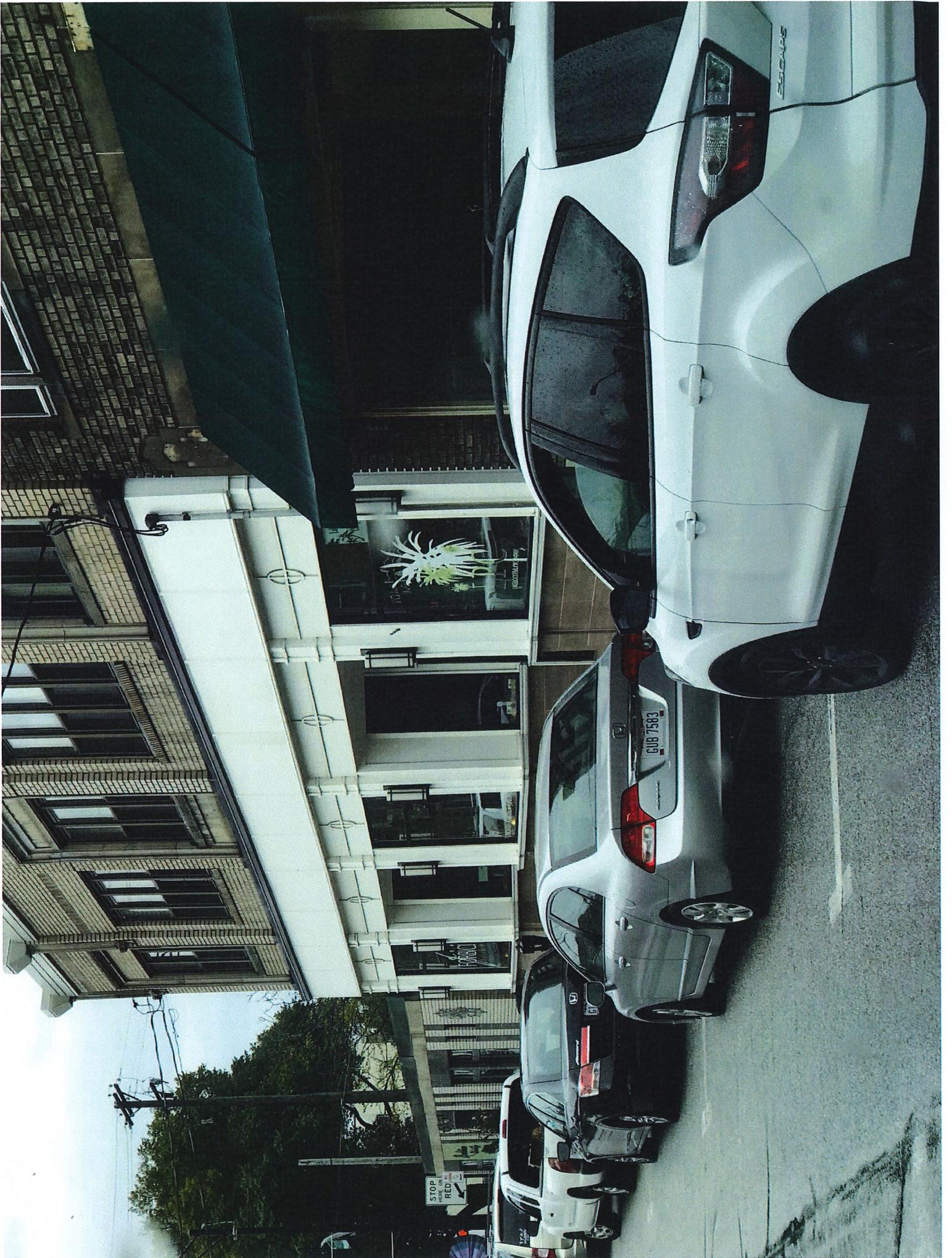




Jammy Buggars
JUST BUTTER!

Bicycle symbol

FORBICI







RESERVED PARKING



SPEED LIMIT 10 MINIMUM





BARRY BUICK

Brockley

BARRY BUICK

BARRY BUICK



STEVE BARRY BUICK

BODY SHOP

RITE / ID
PHARMACY

DETROIT
ORCHARD GROVE





FOOD

Miller



Architectural Board of Review
November 8, 2018

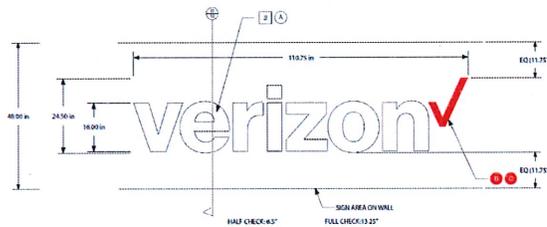
Summary Approved:

2007 Carabel Avenue
Lash & Beauty Boutique



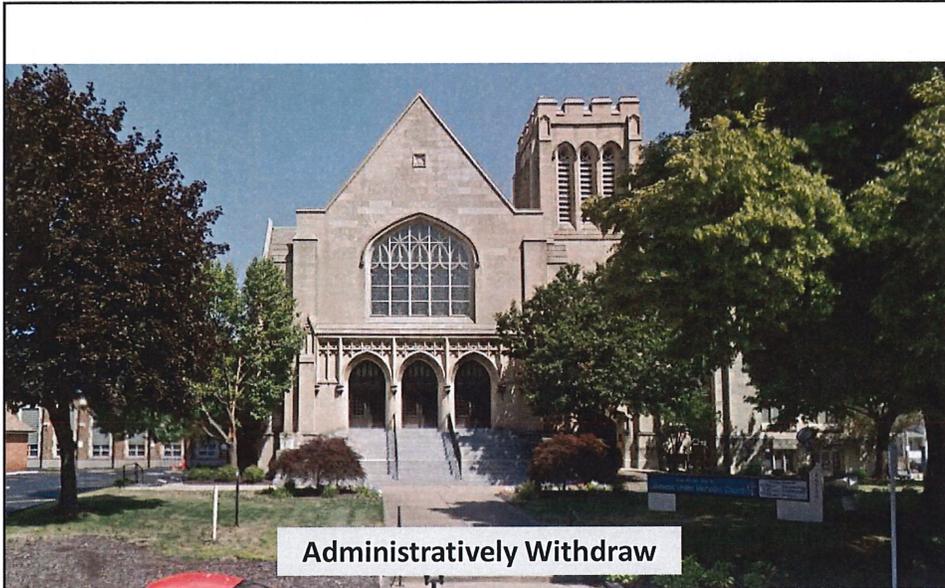
logo 52" w x 17" h = 6.14 sq. ft.
 cut vinyl graphic on window

15322 Detroit Avenue
Verizon



18119 Detroit Avenue 77" w x 36.5" h cut vinyl
LeSalsa

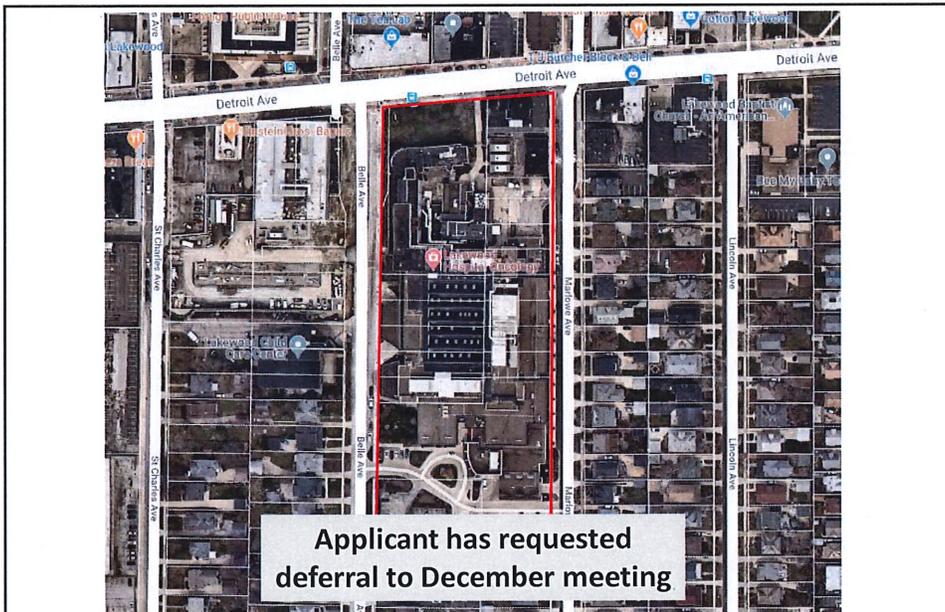




Administratively Withdraw



**15700 Detroit Avenue
Lakewood United Methodist Church**



**Applicant has requested
deferral to December meeting**



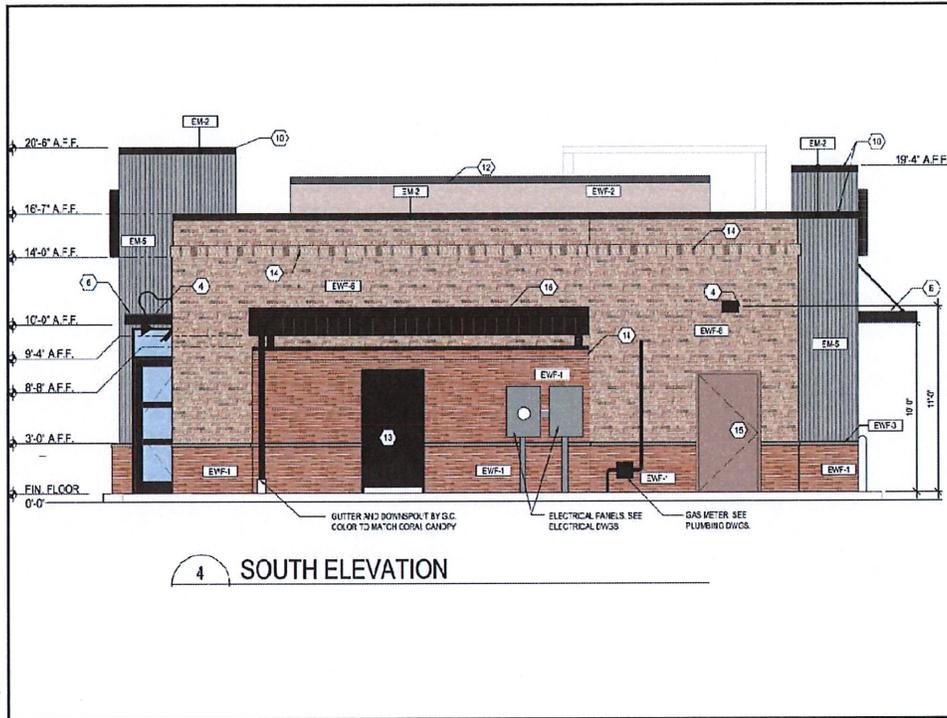
**14519 Detroit Avenue
One Lakewood Place**



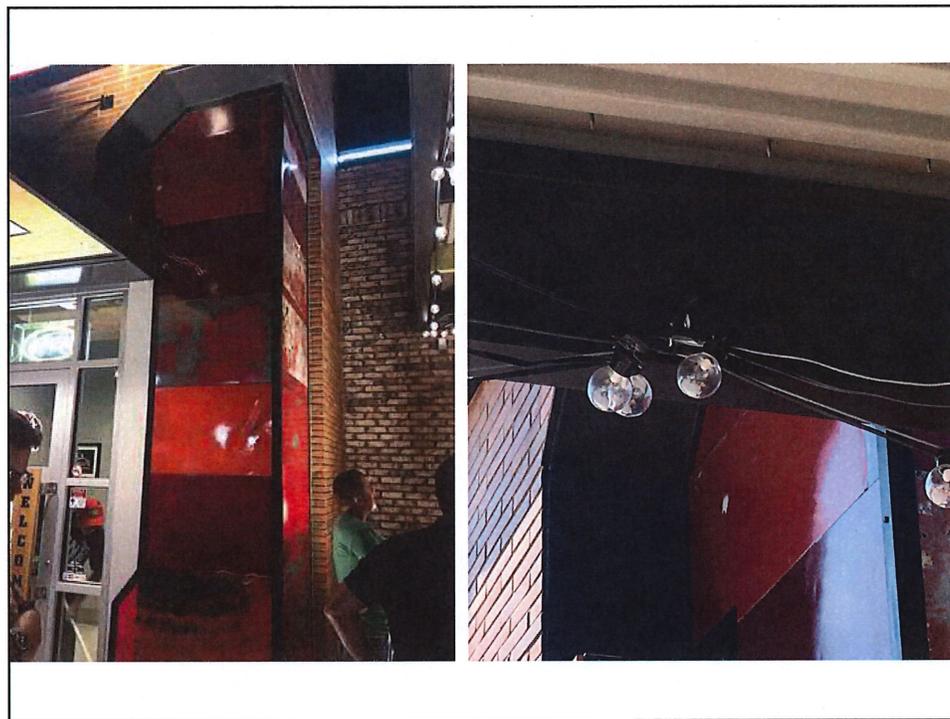
**14115 Detroit Avenue
Raising Canes**



**14115 Detroit Avenue
Raising Canes**





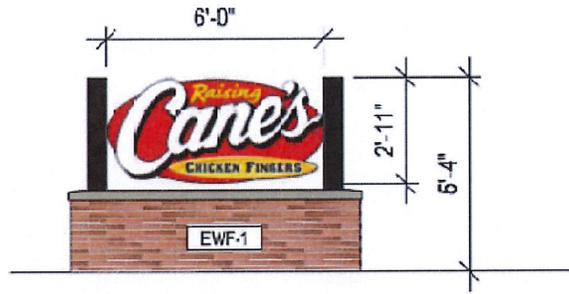




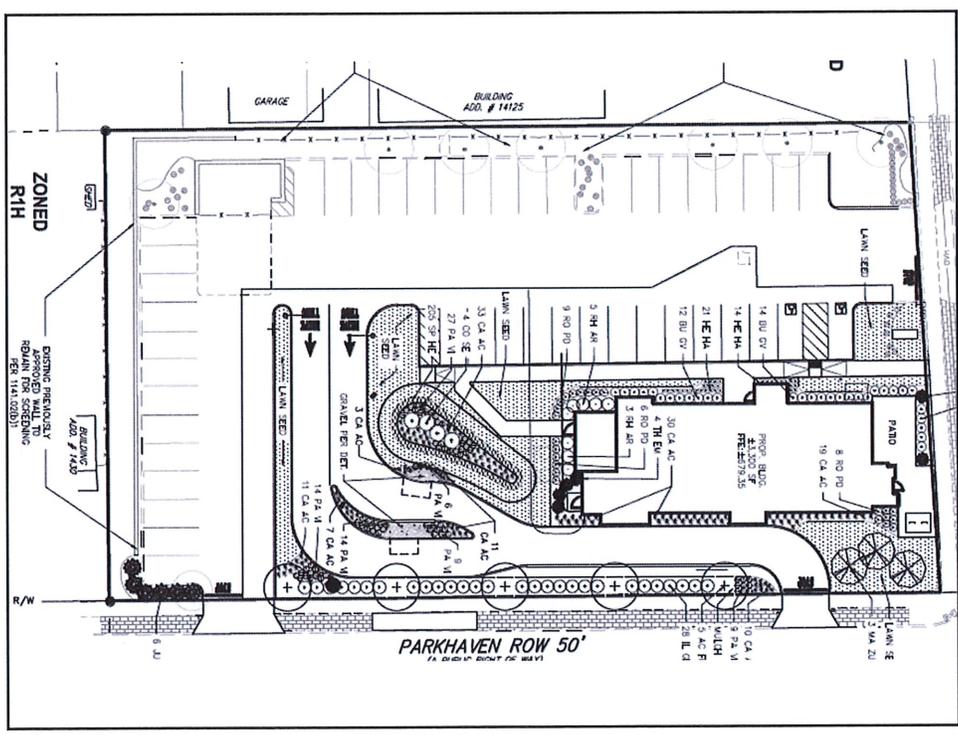
Mural Examples







5 MONUMENT ELEVATION
 A4.1 SCALE: 3/16" = 1'-0"



PLANT LIST - SUMMARY TABLE

KEY	BOTANICAL NAME	COMMON NAME	SIZE	COND.	SPACING	QTY.
TREES						
AC FR	ACER X FREEMANII 'CELEBRATION'	CELEBRATION MAPLE	2" CAL.	B&B	AS SHOWN	5
JU SO	JUNIPERUS SCOPULORUM 'MOONGLOW'	MOONGLOW JUNIPER	6' HT.	B&B	AS SHOWN	6
MA ZU	MALUS ZUMI 'CALOCARPA'	REDBUD CRAB	6' HT. CLUMP	B&B	AS SHOWN	3
SHRUBS & PERENNIALS						
BU CV	BUXUS 'GREEN VELVET'	GREEN VELVET BOXWOOD	18" HT.	CONT.	36" O.C.	26
CA AC	CALAMAGROSTIS X ACUTIFLORA 'KARL FOERSTER'	FEATHER REED GRASS	No. 1	CONT.	AS SHOWN	124
CO SE	CORNUS SERICEA 'ISANTI'	RED TWIG DOGWOOD	24" HT.	CONT.	AS SHOWN	4
DA CM	DAPHNE X BURKWOODII 'CAROL MACKIE'	DAPHNE	24" HT.	CONT.	36" O.C.	5
HE HA	HEMEROCALLIS 'HAPPY RETURNS'	HAPPY RETURNS DAYLILY	No. 1	CONT.	18" O.C.	35
IL GL	ILEX GLABRA 'DENSEA'	INKBERRY	24" HT.	CONT.	48" O.C.	28
PA VI	PANICUM VIRGATUM 'SHENANDOAH'	SHENANDOAH SWITCHGRASS	No. 1	CONT.	AS SHOWN	79
RH AR	RHUS AROMATICA 'GRO-LOW'	GRO-LOW SUMAC	24" HT.	B&B	48" O.C.	8
RO PD	ROSA 'PINK DRIFT' ('MEIJOCOS')	PINK DRIFT ROSE	12" HT.	CONT.	36" O.C.	23
SP HE	SPOROBOLUS HETEROLEPIS	PRAIRIE DROPSEED	2" CELL	FLAT	12" O.C.	205
TH EM	THUJA OCCIDENTALIS 'EMERALD' ('SMARAGD')	EMERALD ARBORVITAE	5' HT.	B&B	AS SHOWN	6



**Applicant has requested
deferral to December meeting**



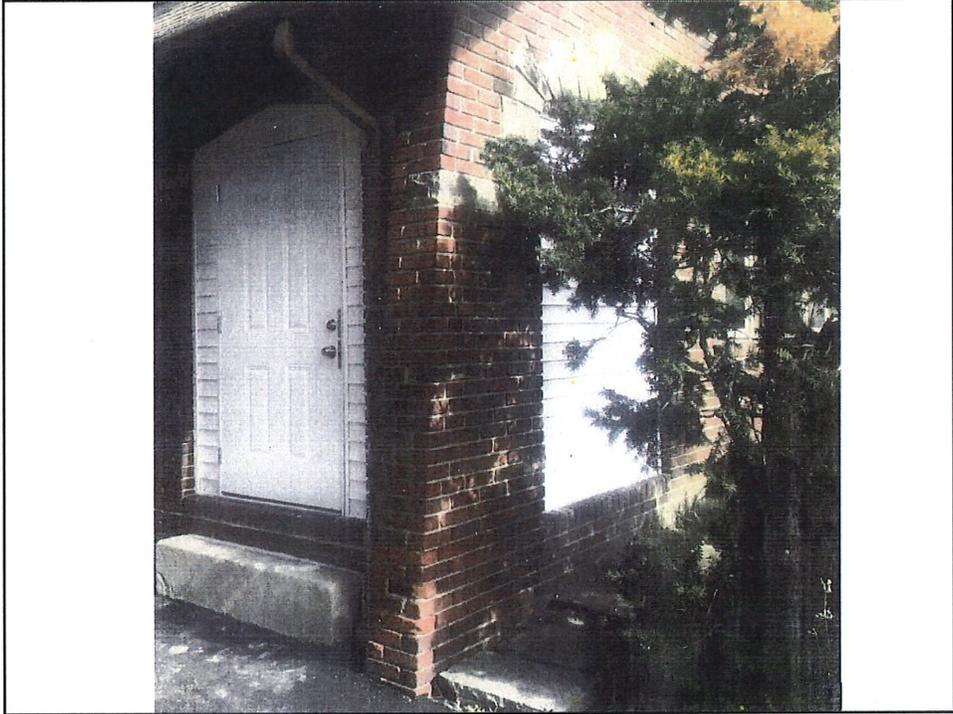
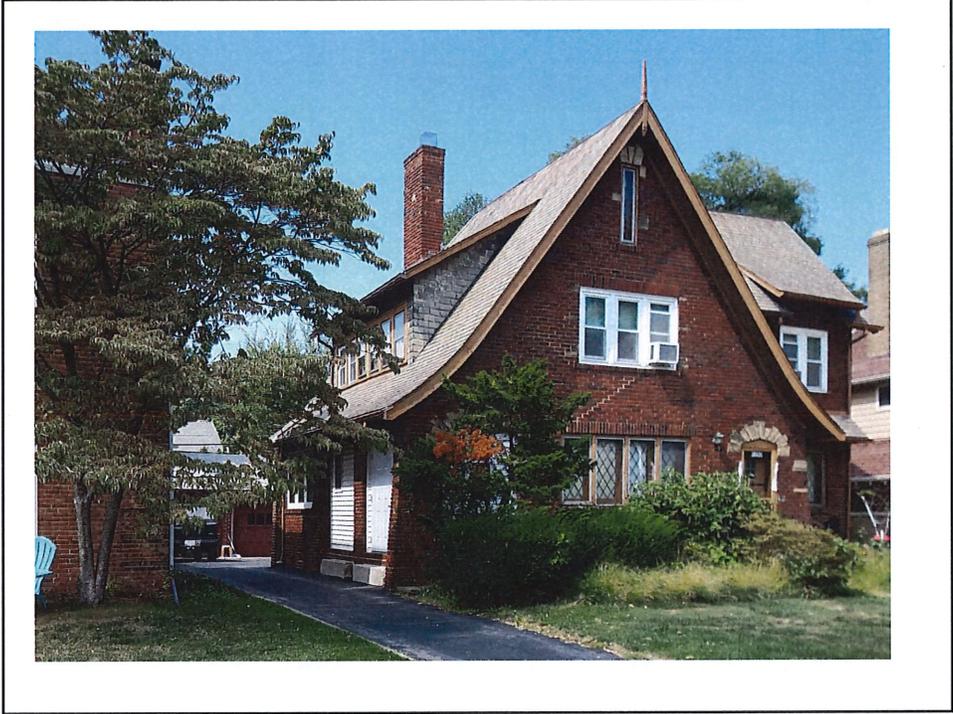
1503 Mars Ave

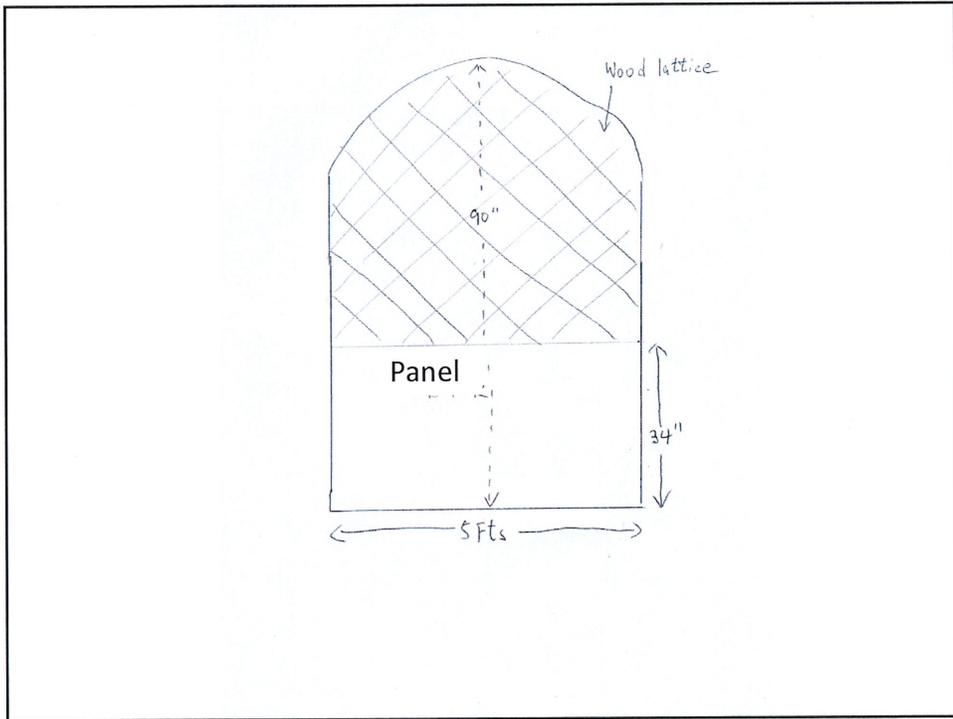
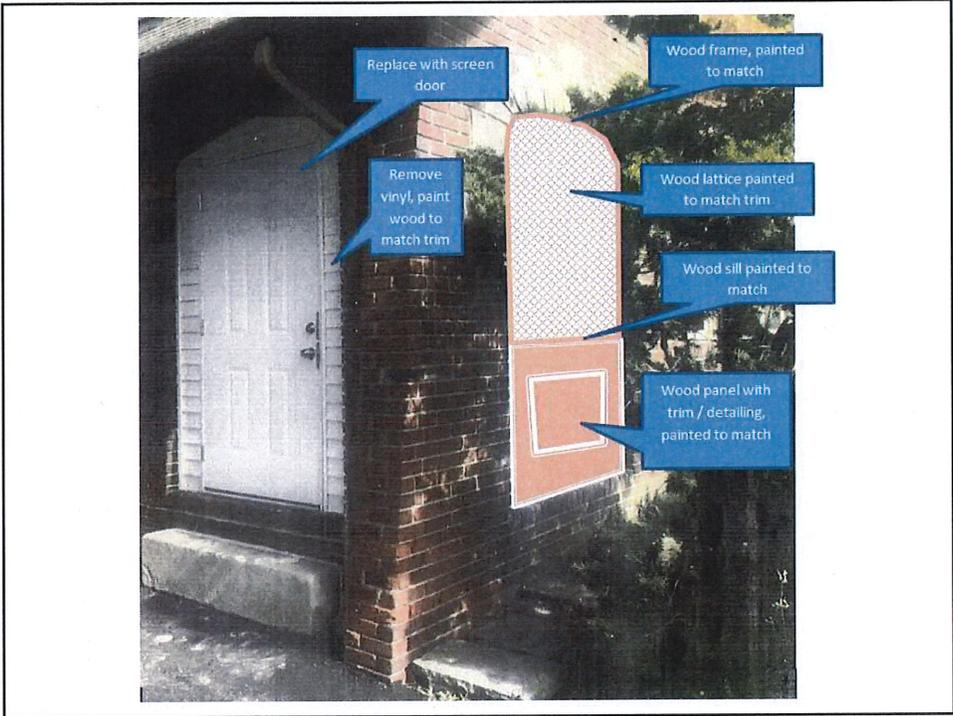


1280 Bunts Road



1280 Bunts Road





Screen door



Panel detail and sill example



1115 Forest Ave

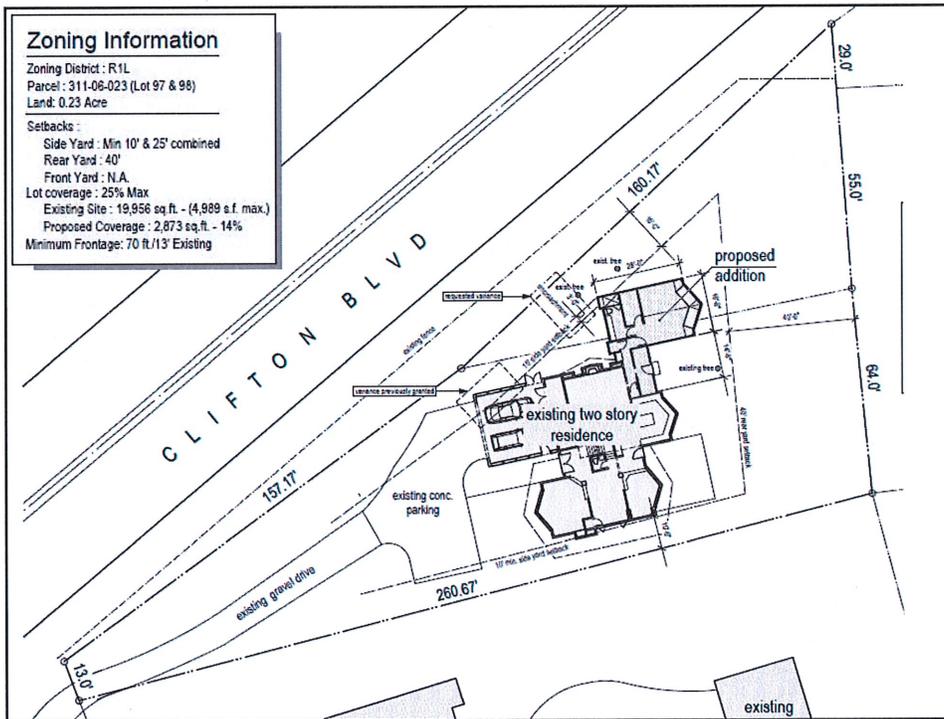


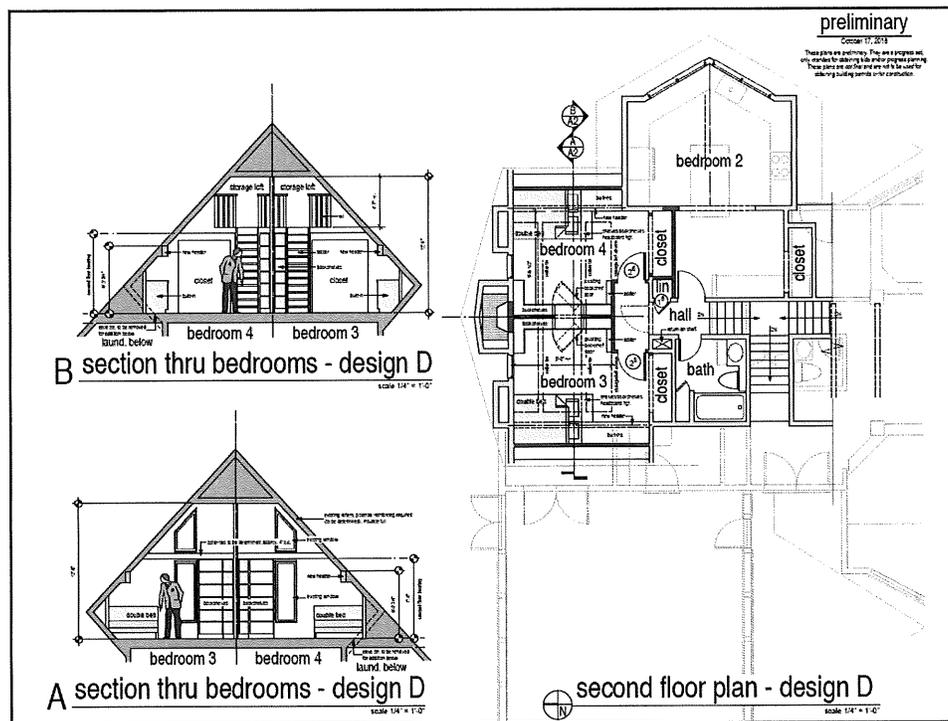
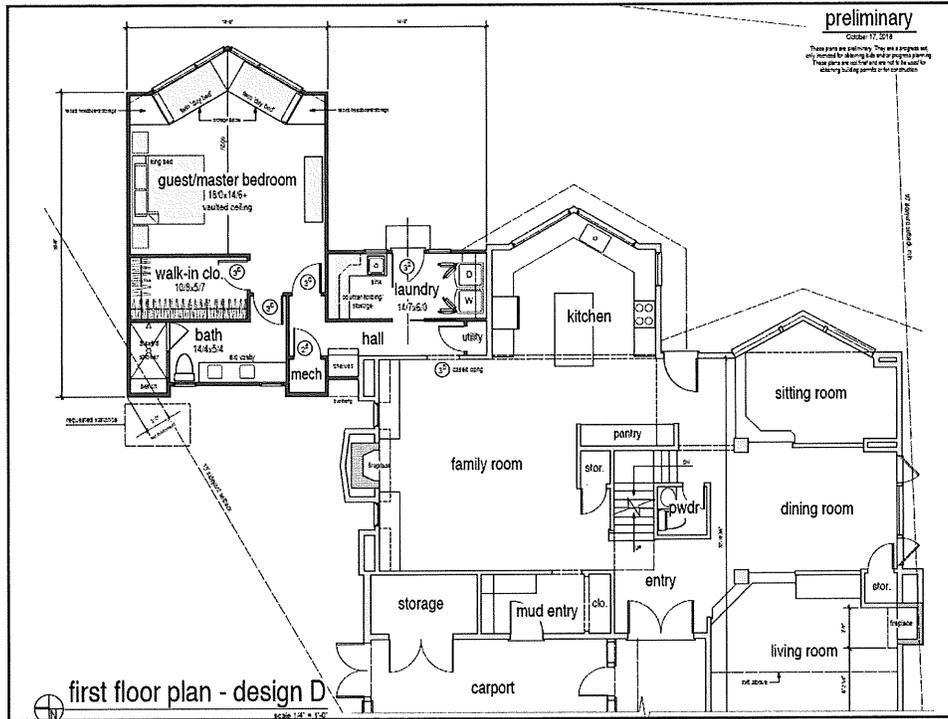
1115 Forest Ave





1115 Forest Ave





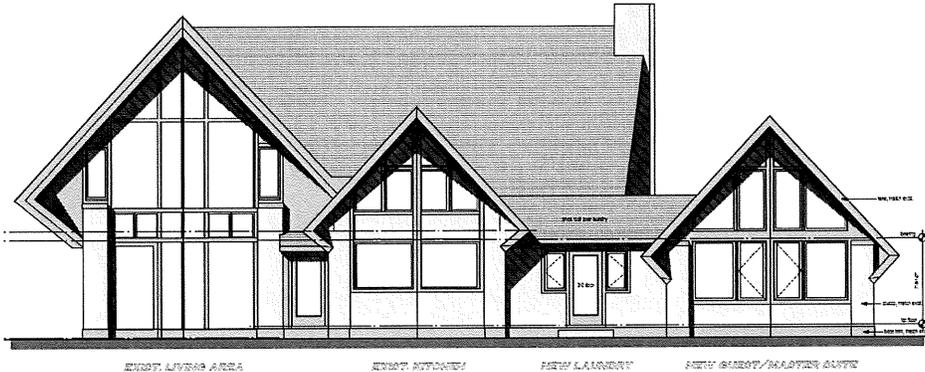


reference photo

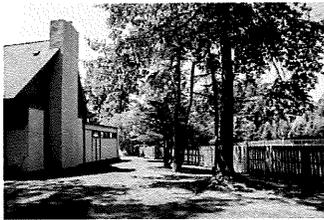
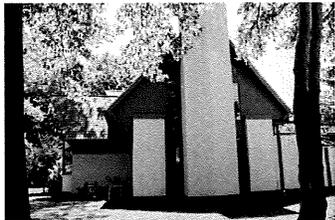
preliminary

October 17, 2018

These plans are preliminary. They are a design concept only, intended for obtaining bids and program planning. These plans are not valid and are not to be used for obtaining building permits or for construction.



east elevation - design D

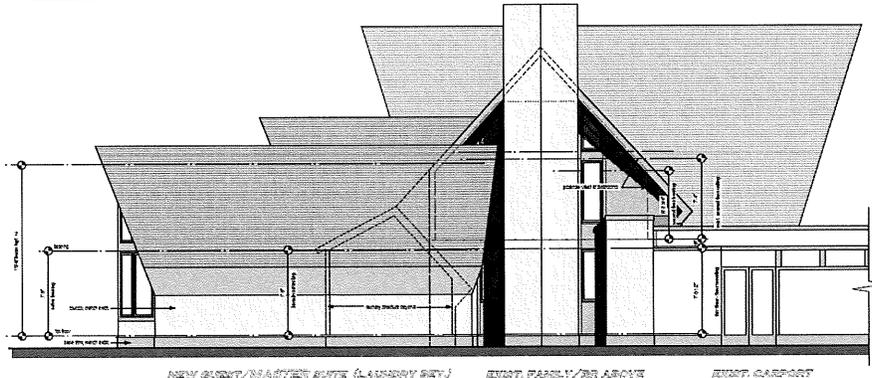


reference photos

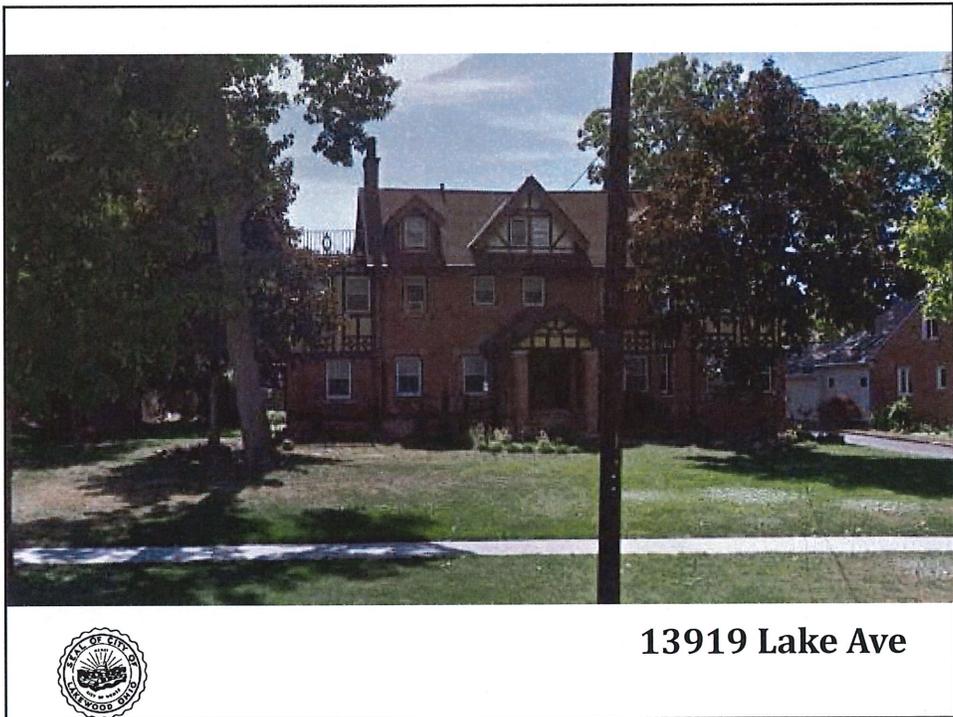
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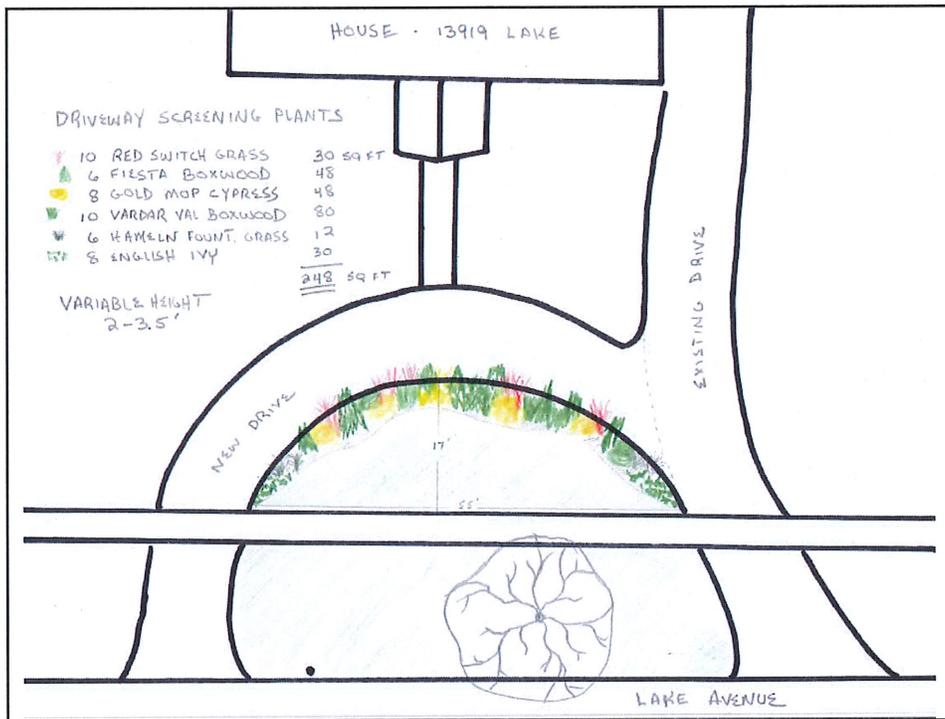
October 17, 2018

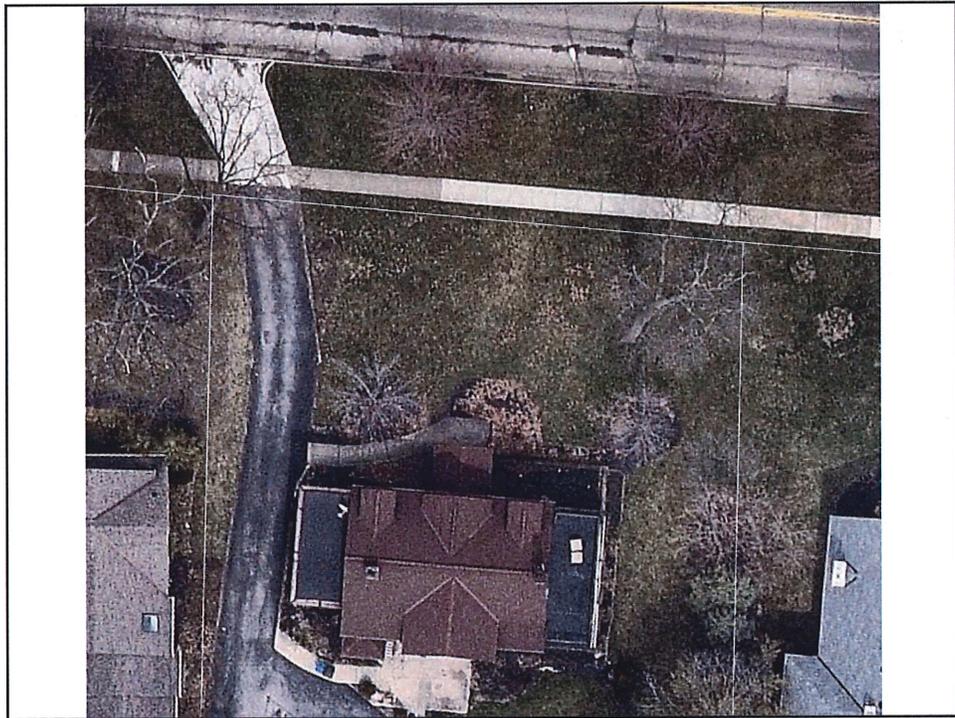
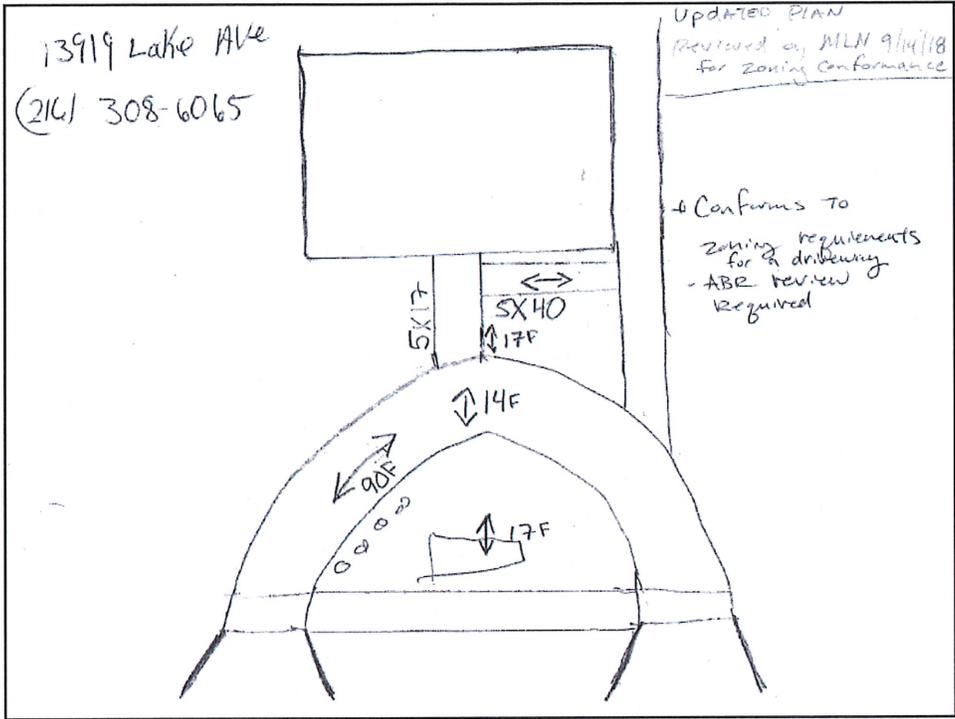
These plans are preliminary. They are a design concept only, intended for obtaining bids and program planning. These plans are not valid and are not to be used for obtaining building permits or for construction.

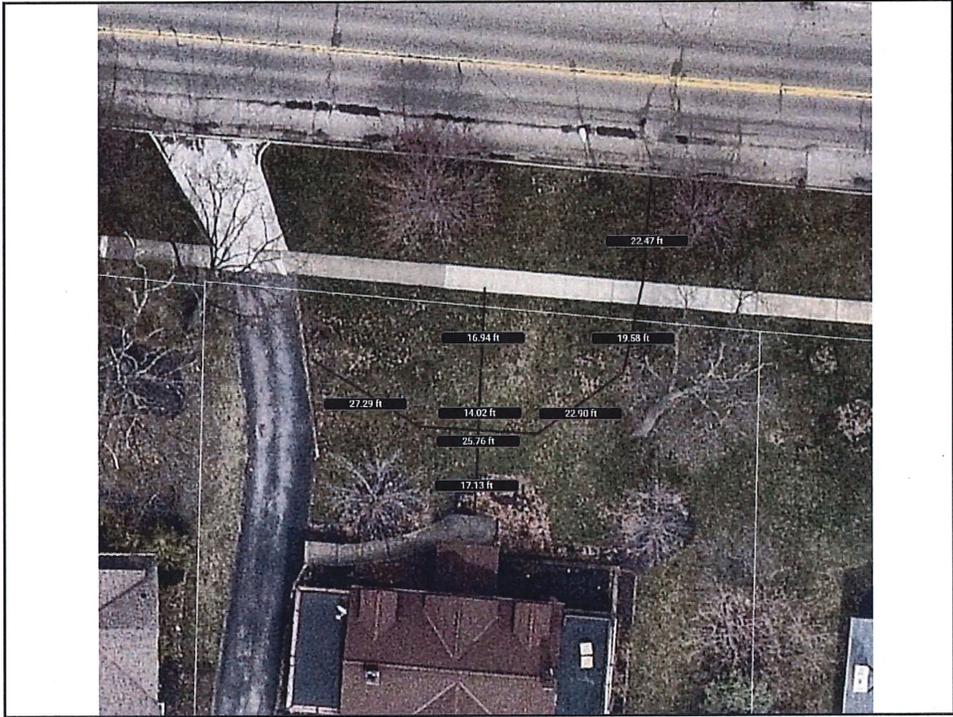


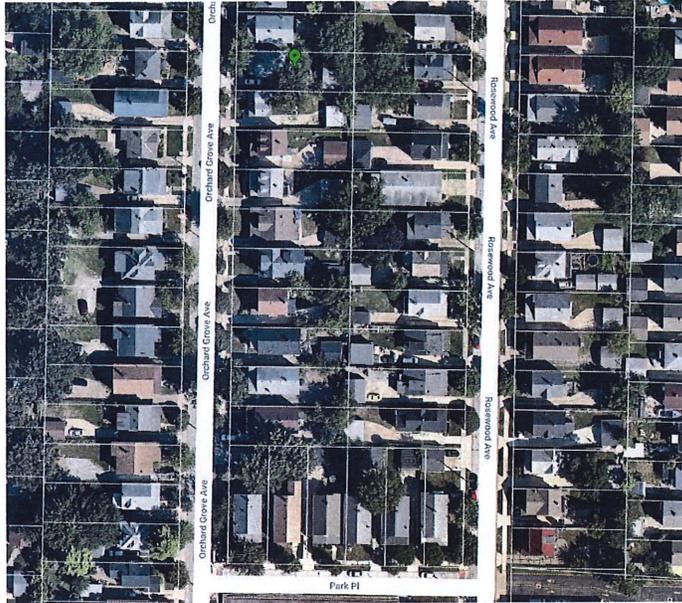
north elevation - design D







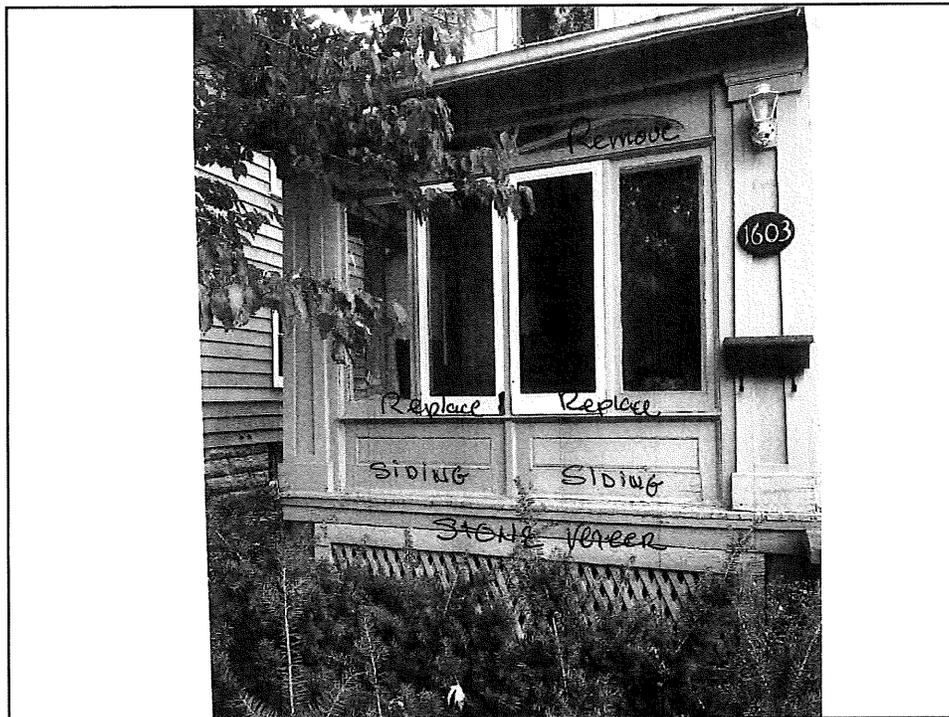
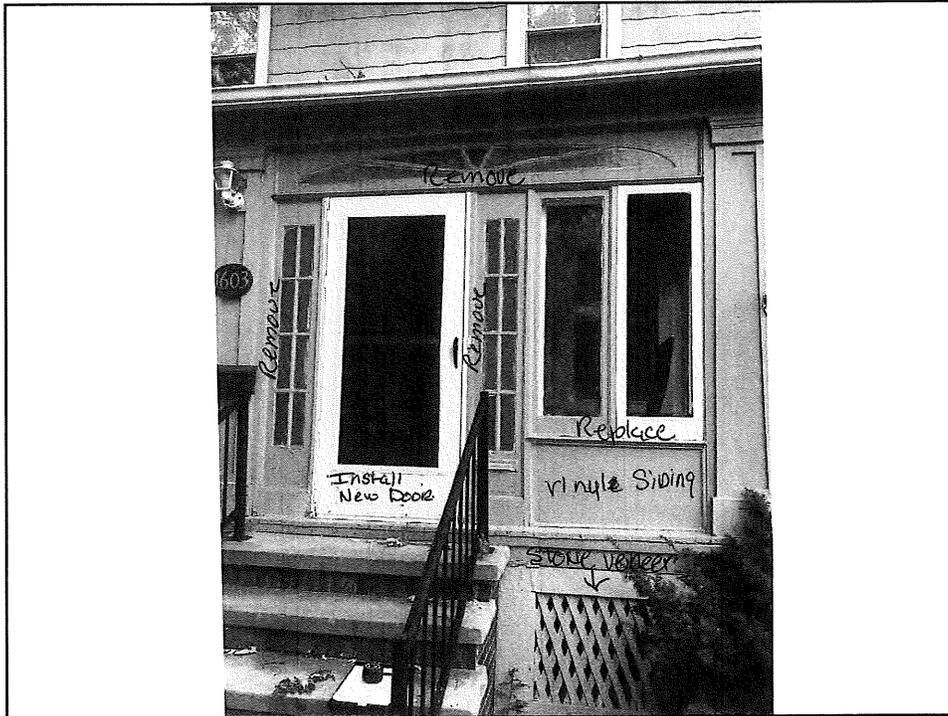


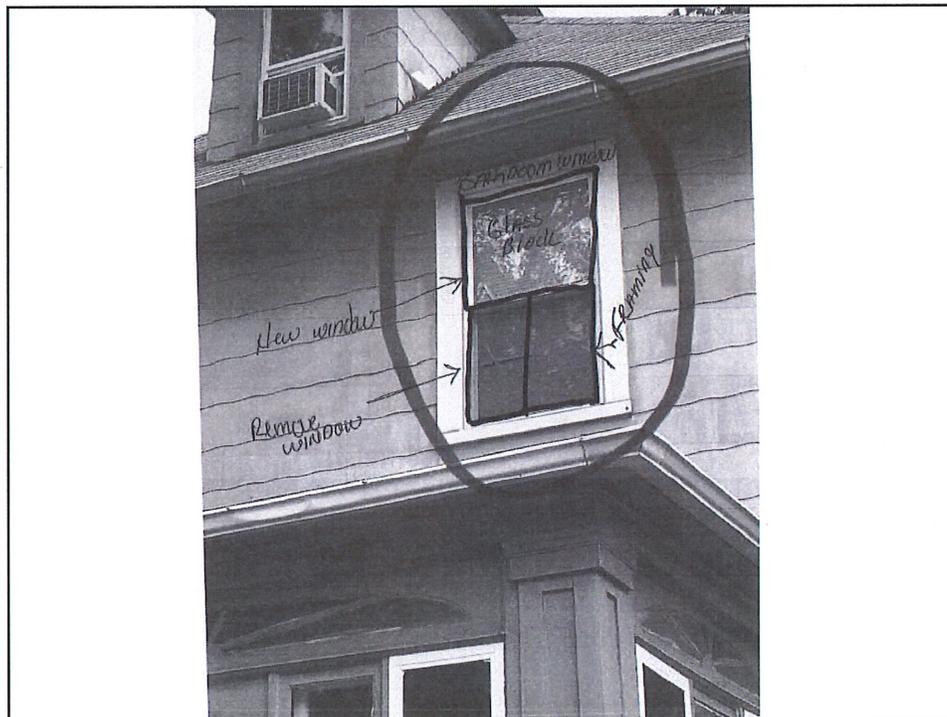
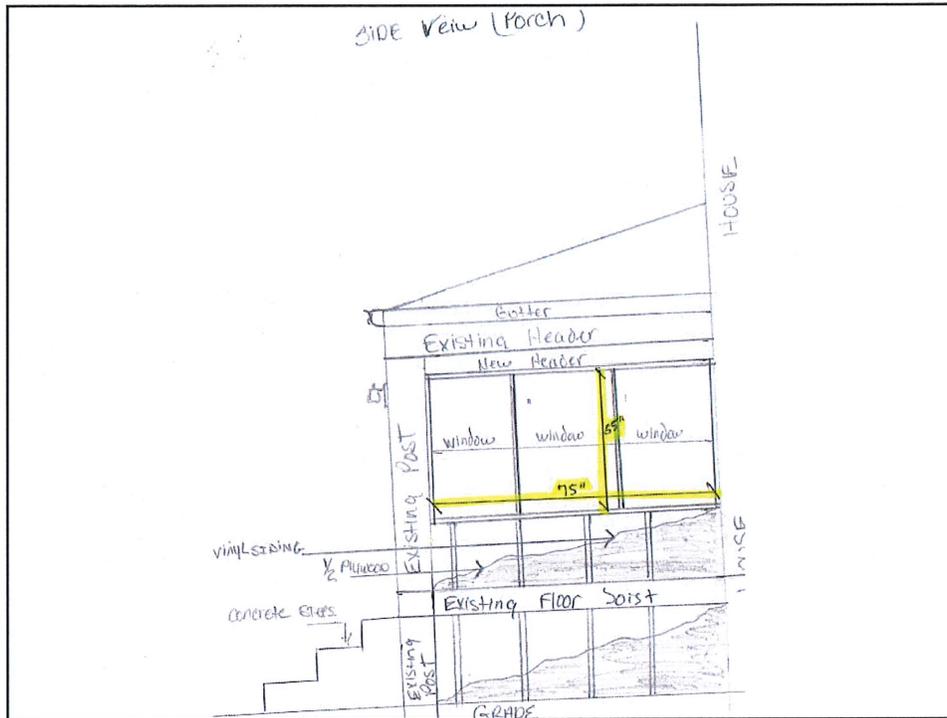


1603 Orchard Grove Ave



1603 Orchard Grove Ave



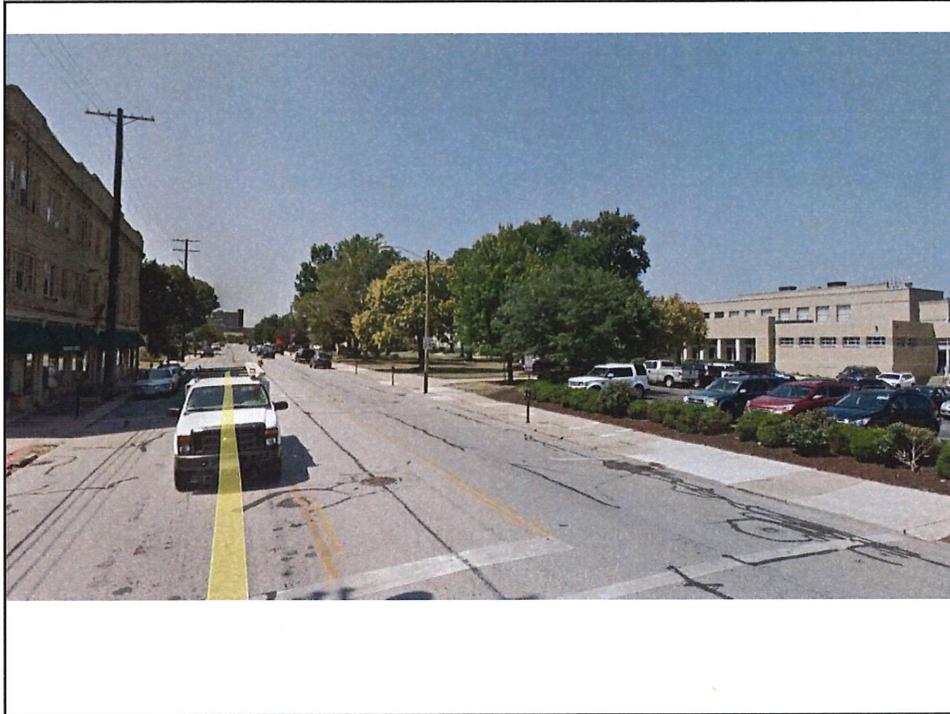




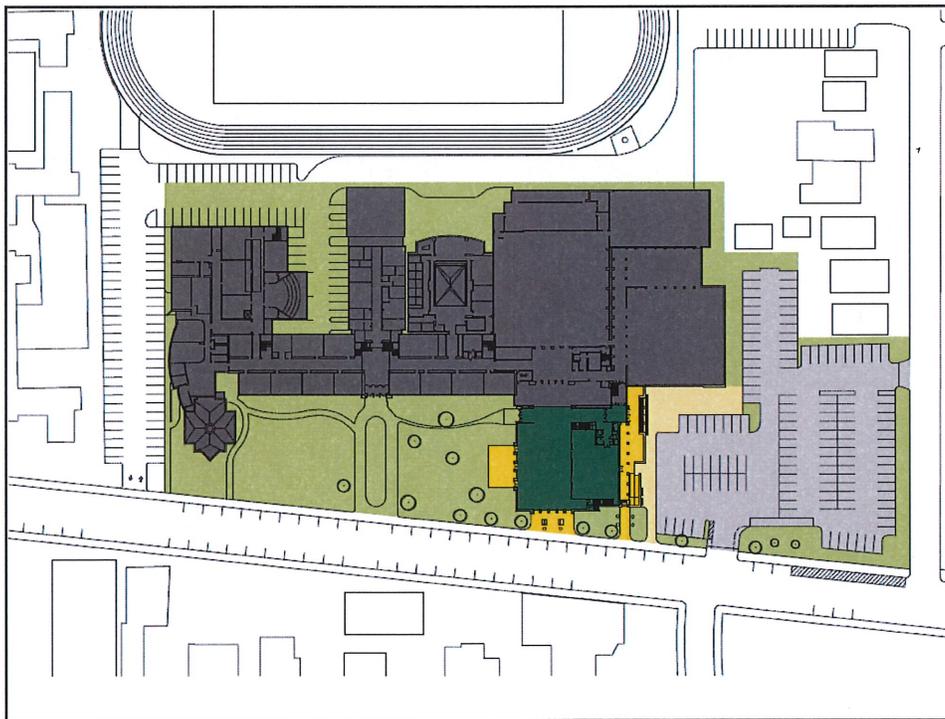
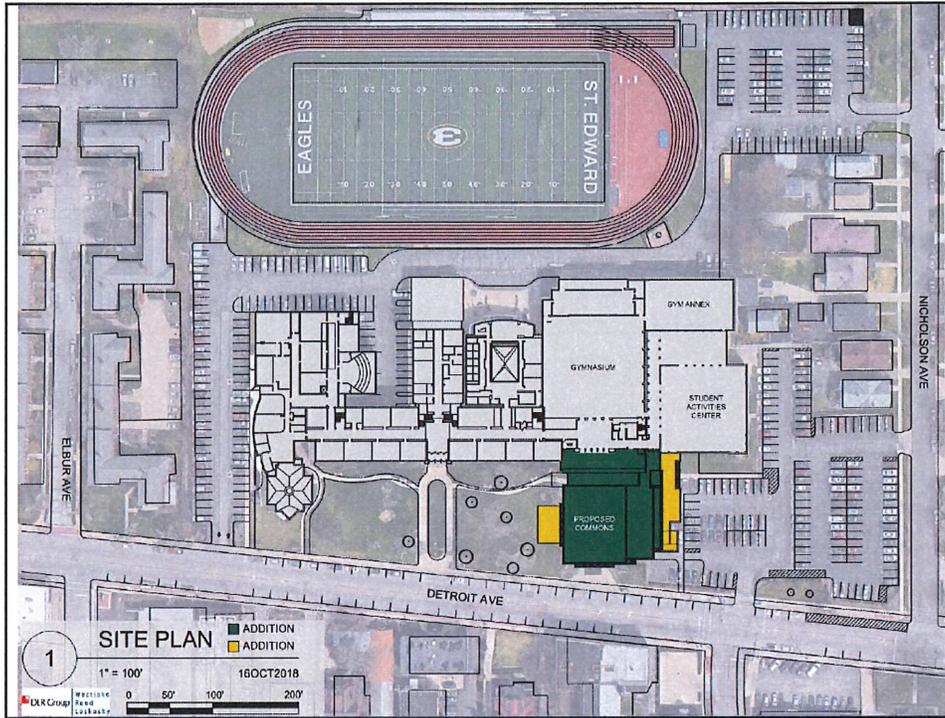


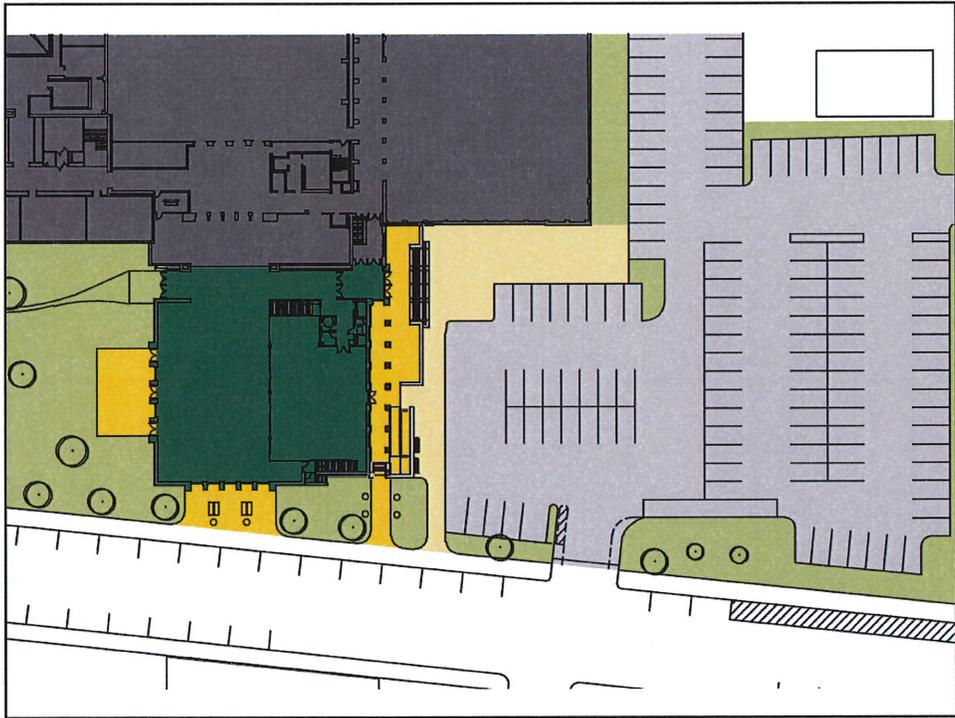
**13500 Detroit Avenue
St. Edward High School**

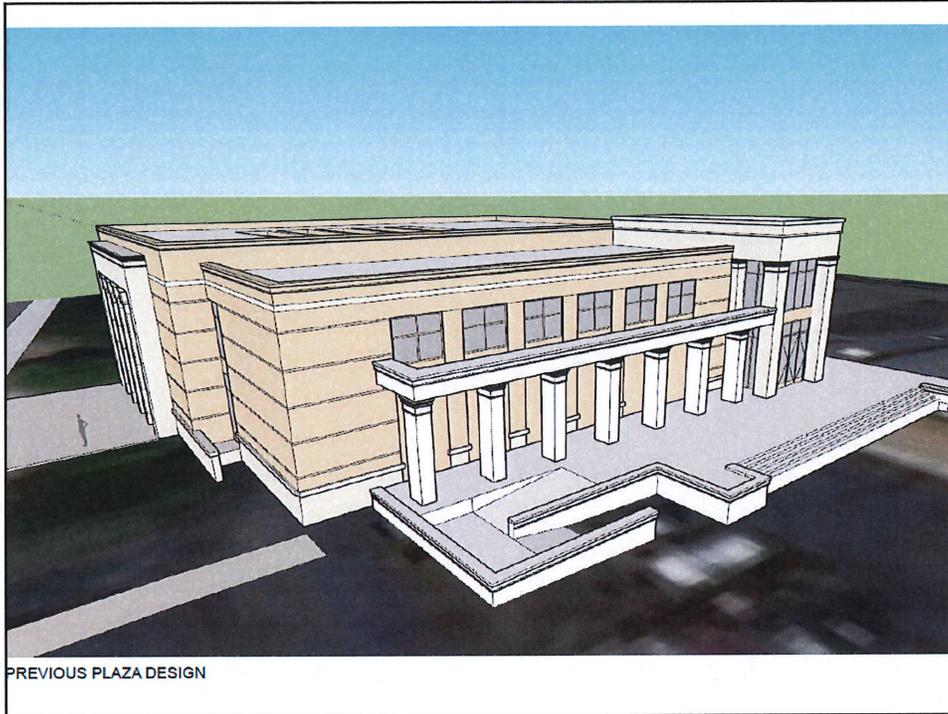






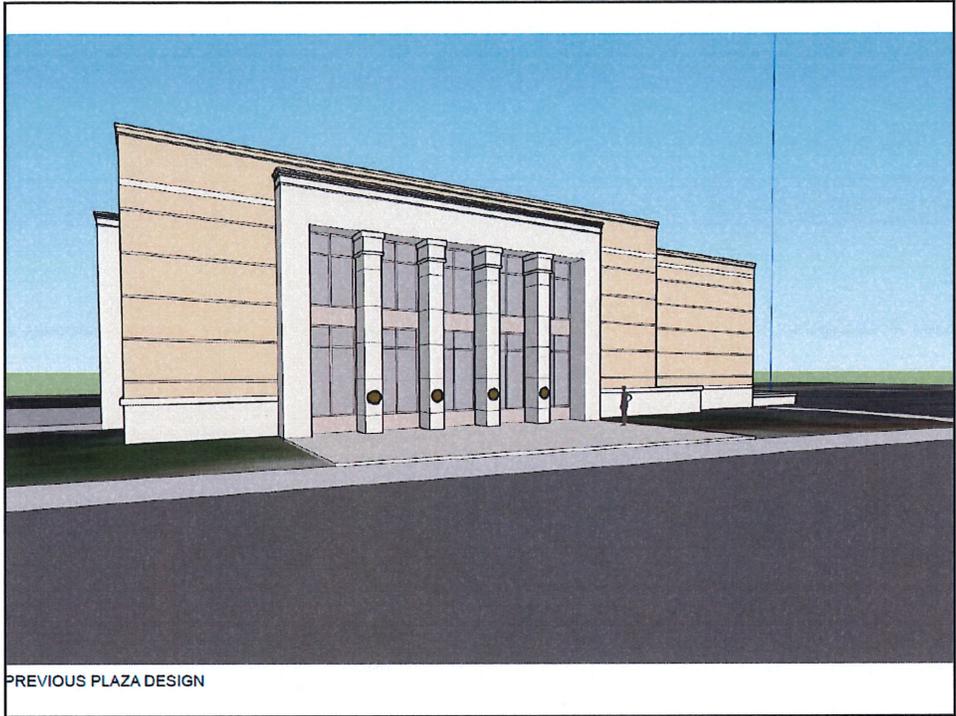


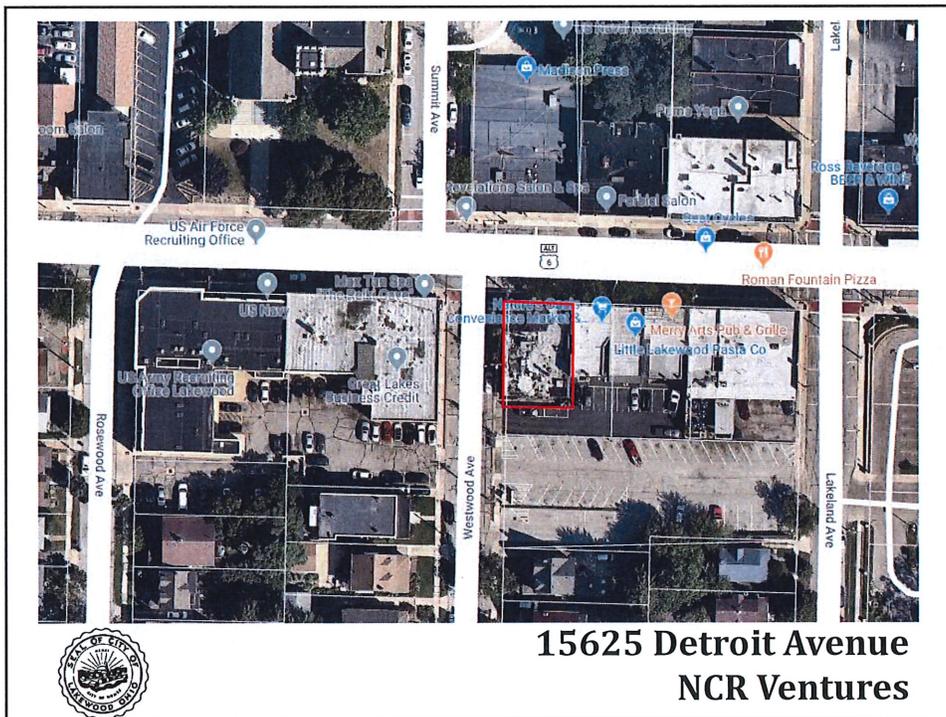
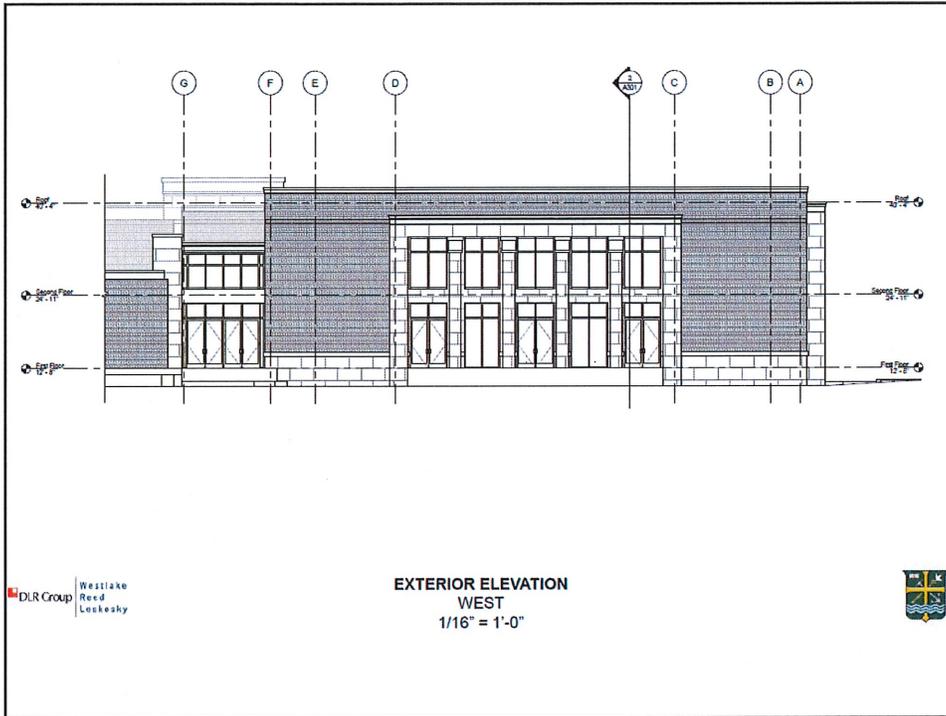








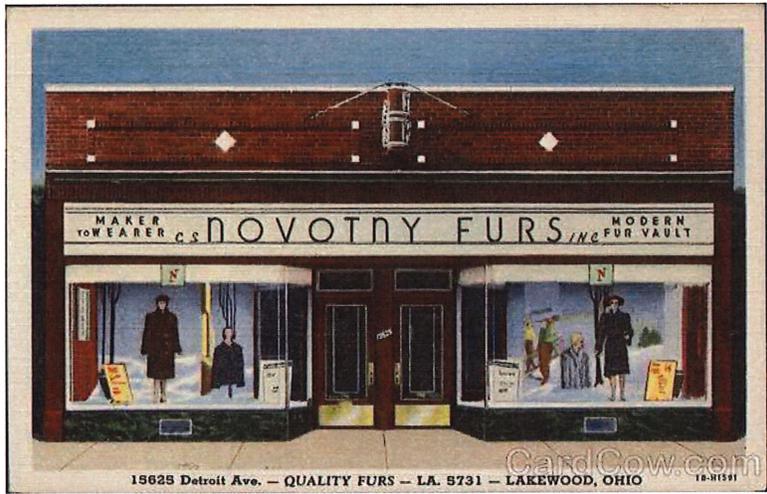


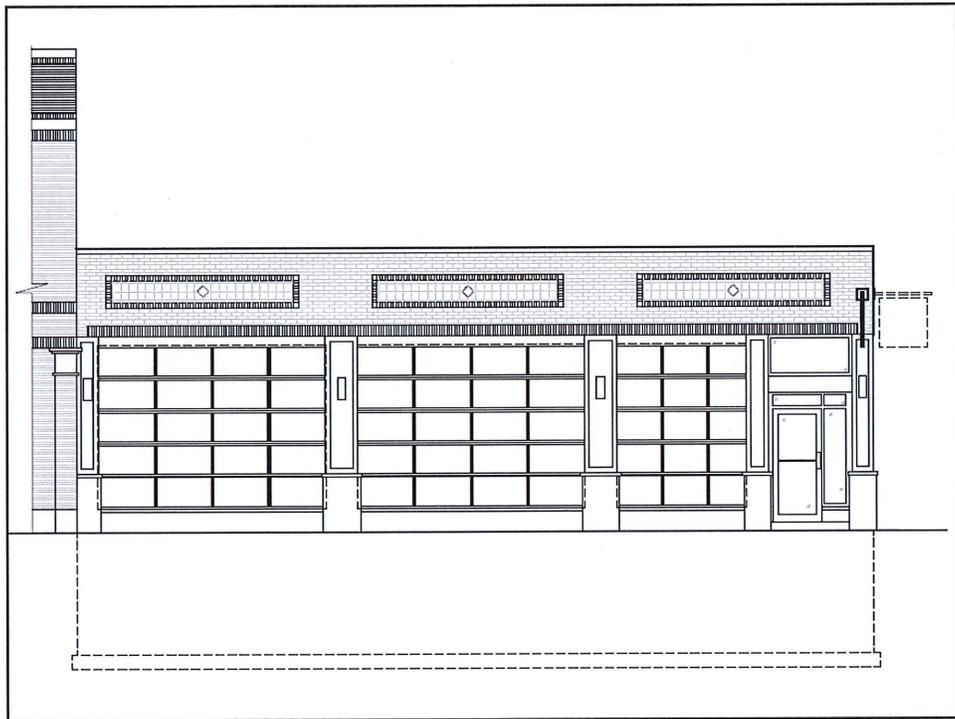


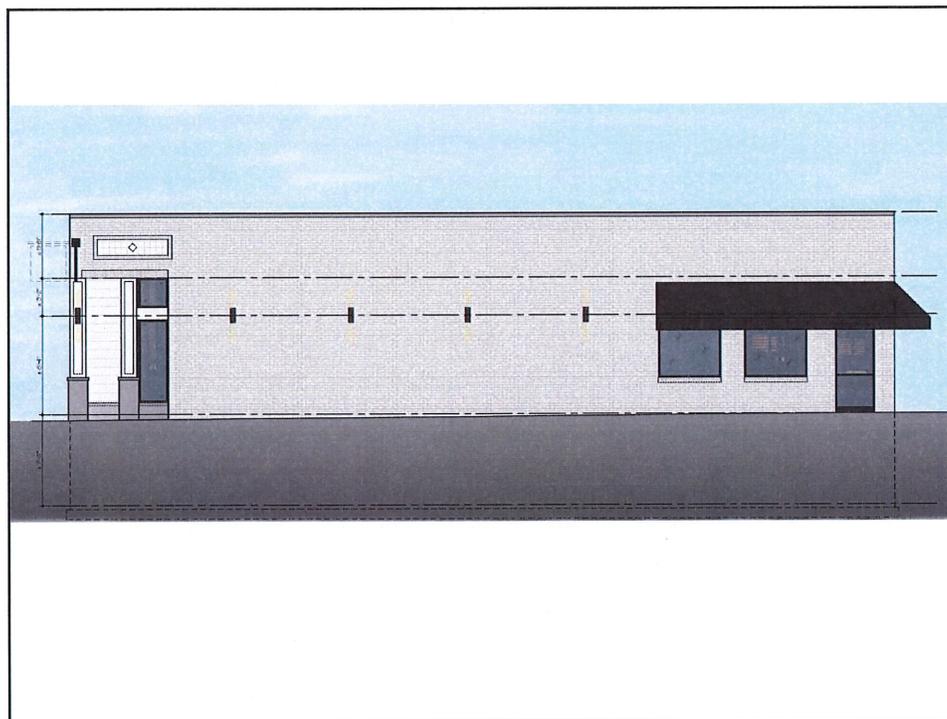
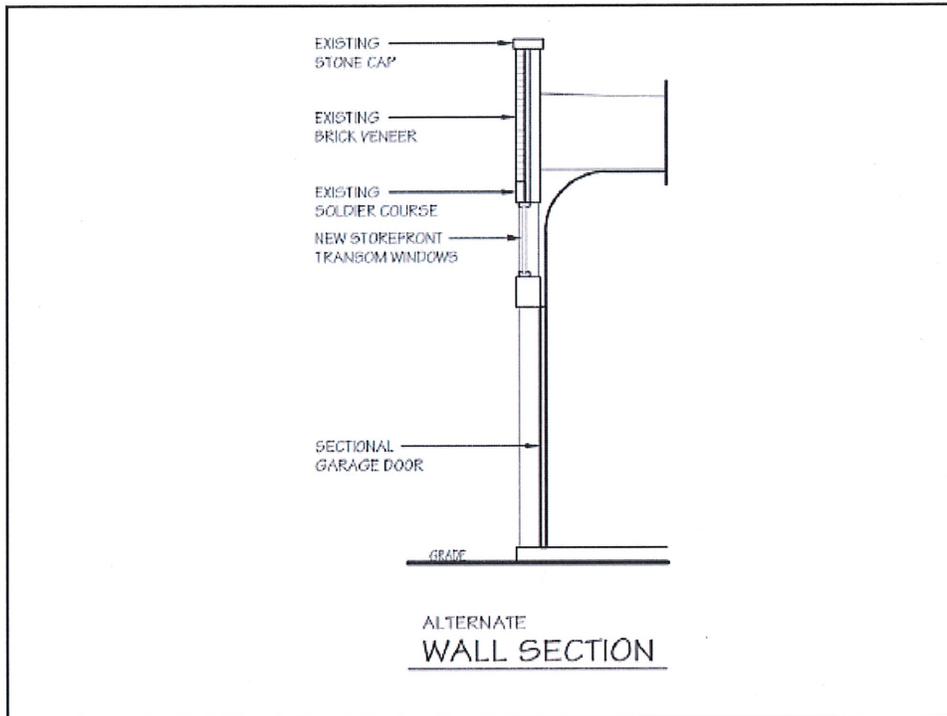


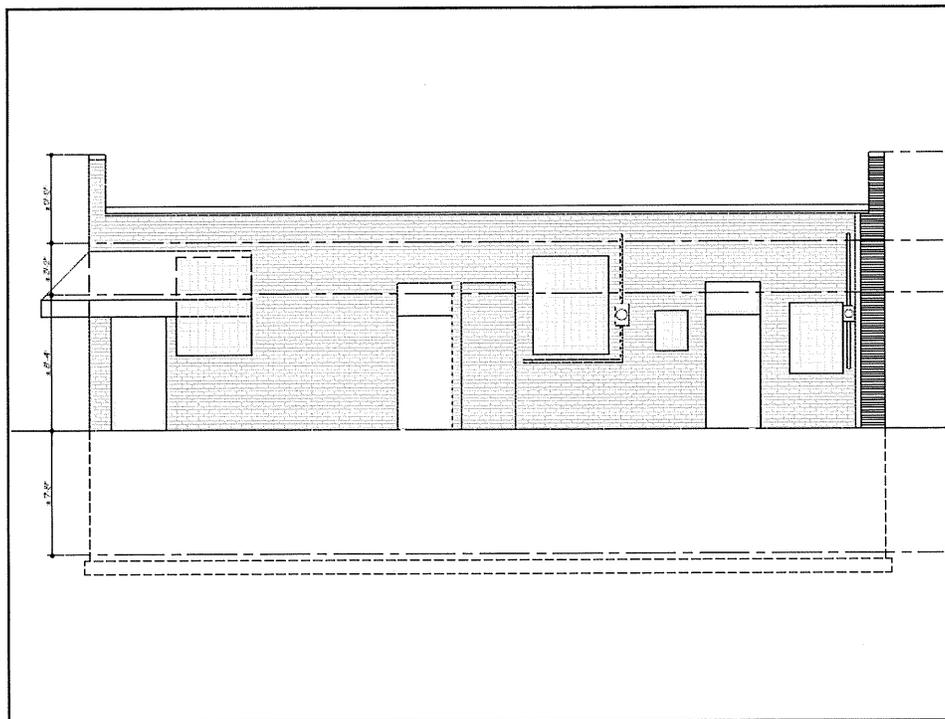
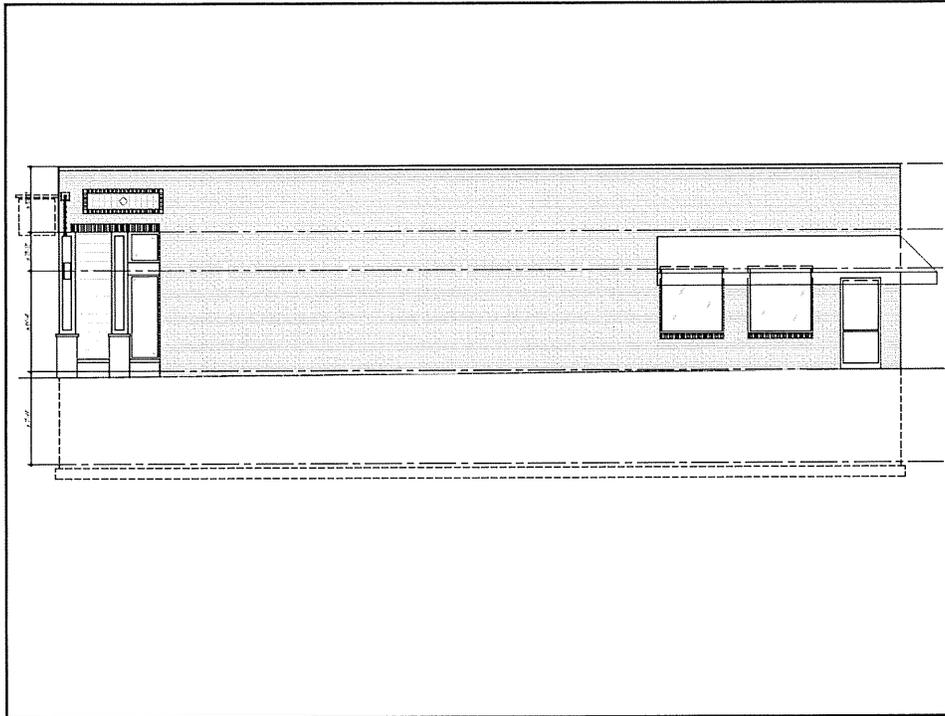
**15625 Detroit Avenue
NCR Ventures**



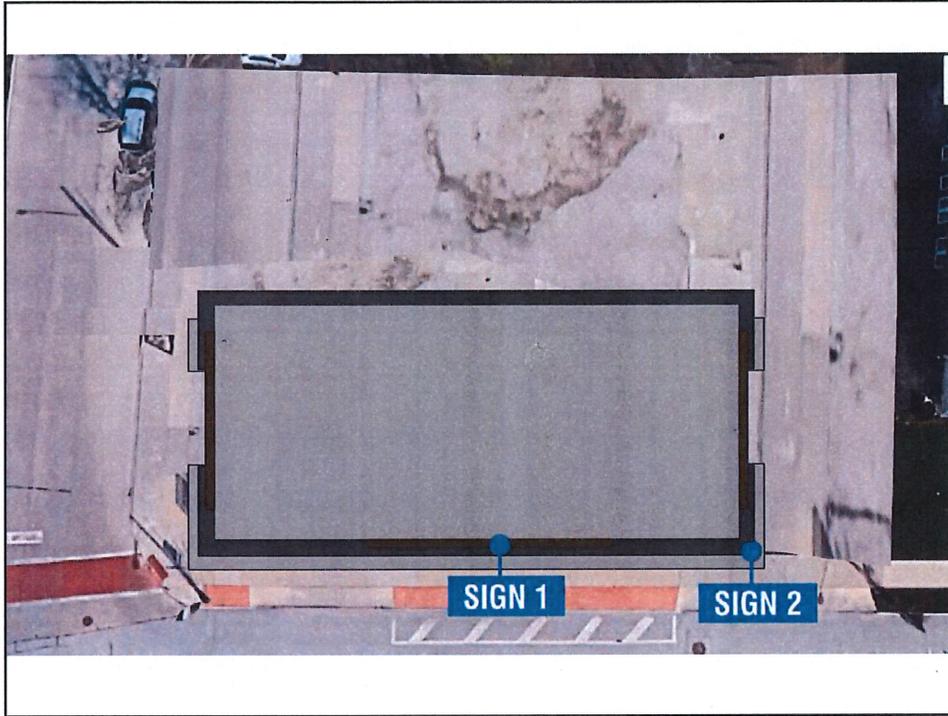


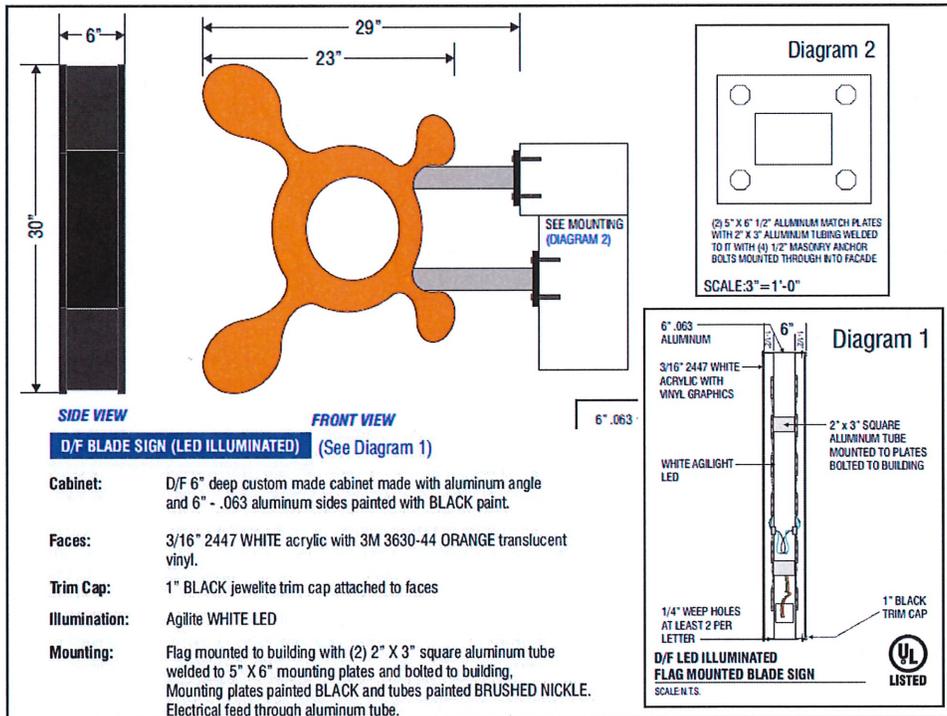
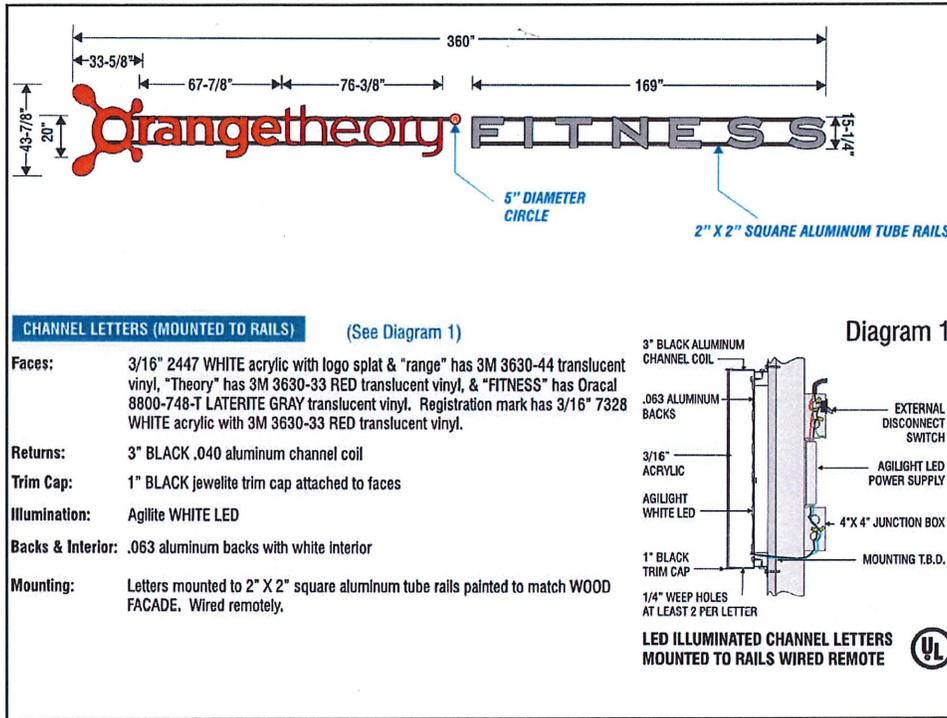


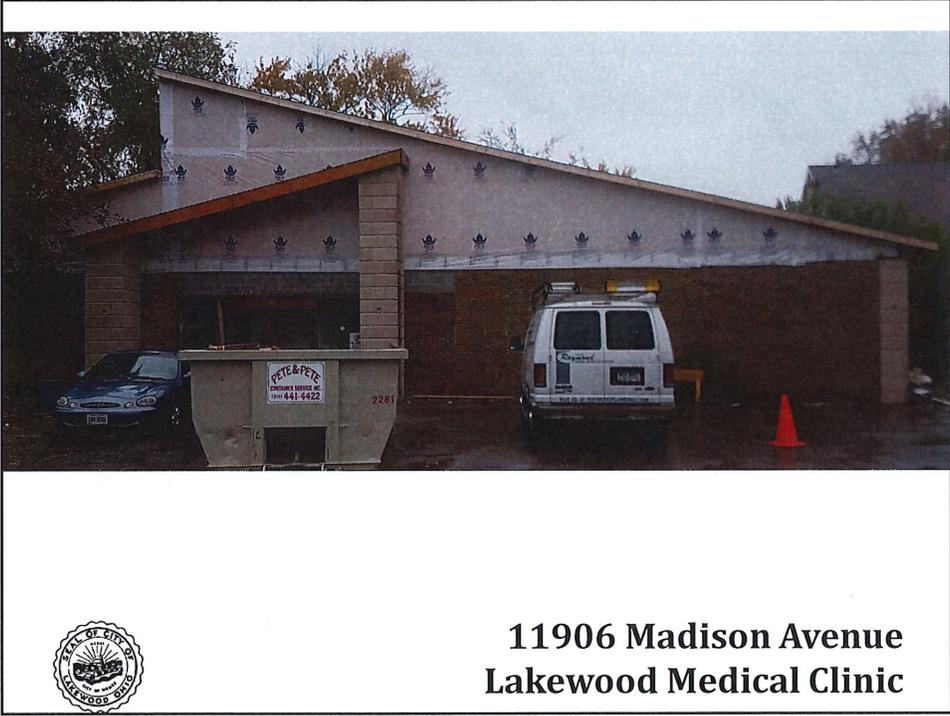










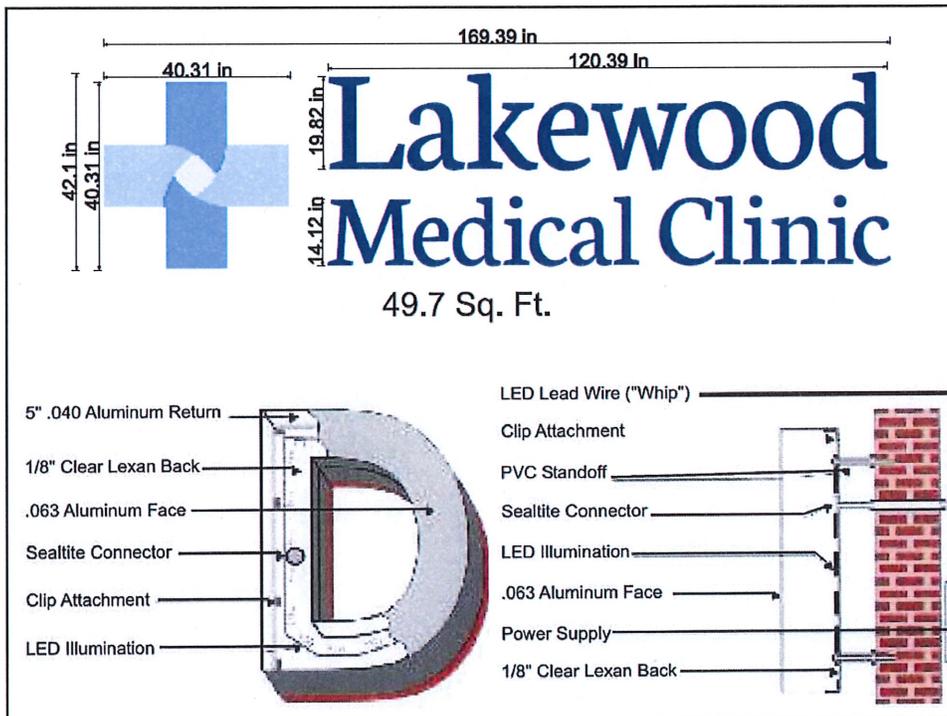




Approved – March 2018

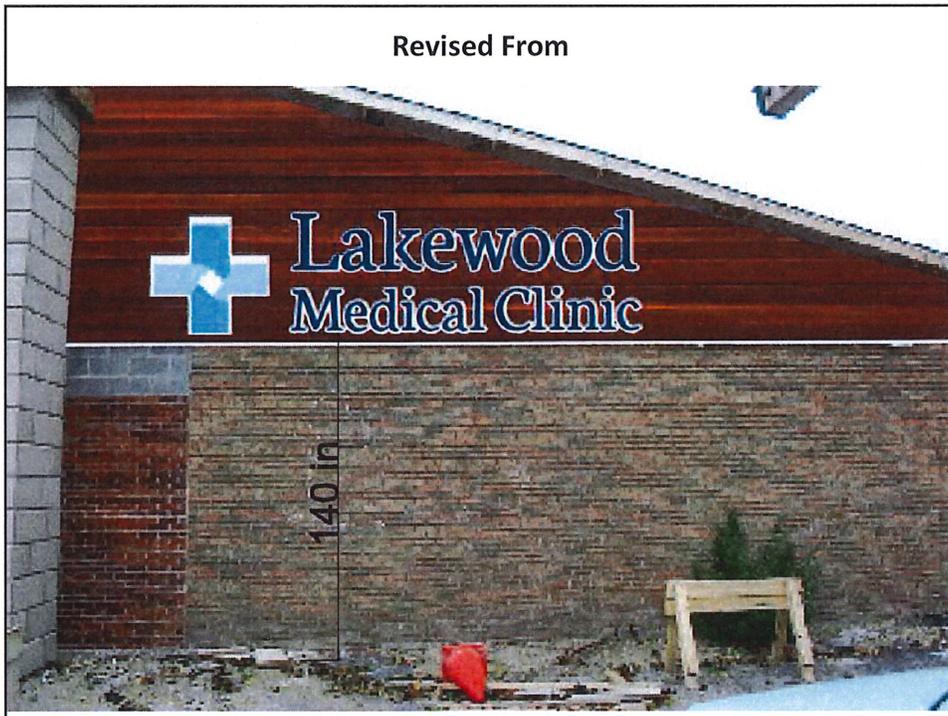
Conditions:

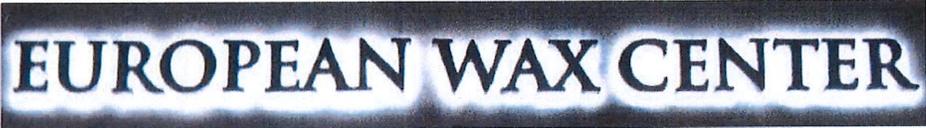
- no metal fence on top of the masonry,
- rear lot fence is 6' in height as per code, and
- side fences match the height of the existing chain link fence.





Revised From





EUROPEAN WAX CENTER

Night Time View
Reverse Lit Channel Letters
Example



EUROPEAN WAX CENTER

Daylight View
Reverse Lit Channel Letters
Example